



**507 9A Street NE
Calgary, Alberta**

MLS # A2203548



\$915,000

Division:	Bridgeland/Riverside		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,002 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Garage Door Opener, Insulated, Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar		

Inclusions: N/A

****OPEN HOUSE ON SATURDAY, APRIL 5 FROM 11AM - 1PM**** Located on one of Bridgeland's best streets, this 4-bedroom, 4.5-bathroom home offers over 2,600 sq. ft. of thoughtfully designed living space. Just steps from a park and in a playground zone, this is the perfect home for families and professionals alike. Plus, it's within walking distance to Riverside School, one of the top science schools in the city—an incredible opportunity for families looking to provide their children with an exceptional education. Inside, hardwood floors flow throughout the open-concept main level, where you'll find a high-end kitchen with built-in appliances, including a JennAir refrigerator and a gas range. The granite countertops and designer finishes elevate the space, while the French doors off the living room create a seamless connection to the west-facing backyard—perfect for entertaining. A private dining area perfect for hosting dinner parties, completes the main level. The second floor features two spacious bedrooms and two full bathrooms, including a beautiful ensuite. An office space just off the laundry room is ideal for remote work or homework needs. The third level is a true primary retreat, complete with a large bedroom that boasts downtown views, a spa-like ensuite with a double vanity and soaker tub, and a bonus room with a private balcony - perfect for enjoying your morning coffee. The fully developed basement adds even more functional space, featuring a four-piece bathroom, a bedroom, a large rec room, and a wet bar, making it a great spot for entertaining or relaxing. Additional features include air conditioning and a single garage with a lift, allowing you to park two cars while maximizing backyard space! Don't miss this rare opportunity to own a stylish, spacious, and well-appointed home in one of Calgary's most desirable

inner-city communities!