



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2203548**



**\$915,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!