



## 507 9A Street Calgary Alberta

\$925,000

**\*\*OPEN HOUSE ON SATURDAY, MARCH 22 FROM 12PM - 2PM\*\*** 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! (id:6769)

4pc Bathroom 7.75 Ft x 5.00 Ft

4pc Bathroom 9.42 Ft x 8.08 Ft

Bedroom 12.50 Ft x 15.08 Ft

Bedroom 12.50 Ft x 9.92 Ft

Laundry room 7.75 Ft x 3.00 Ft

Office 8.17 Ft x 7.83 Ft

4pc Bathroom 7.17 Ft x 4.92 Ft

Bedroom 14.58 Ft x 12.92 Ft

Recreational, Games room 14.58 Ft x 14.25 Ft

2pc Bathroom 2.92 Ft x 7.08 Ft

Other 9.92 Ft x 10.00 Ft

Foyer 5.92 Ft x 4.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://www.hayleyjayneandco.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net

5pc Bathroom 7.83 Ft x 9.25 Ft

Den 15.08 Ft x 9.75 Ft

Primary Bedroom 15.17 Ft x 14.50 Ft

Kitchen 14.58 Ft x 16.67 Ft

Living room 14.08 Ft x 10.92 Ft