



106 9A Street Calgary Alberta

\$744,900

Located in the highly desirable community of Bridgeland/Riverside, this character home was originally built in 1912 and has been thoughtfully updated to blend modern convenience with timeless charm. Offering over 1,700 square feet of developed living space across two storeys, this residence features three bedrooms, two and a half bathrooms, and sits on a 32 x 110 lot with excellent curb appeal and a welcoming front porch. The Hardie Board exterior complements the home's setting on a mature, tree-lined street. Inside, exposed brick accent walls, original ornate wood casings, solid wood doors, and the preserved stair banister showcase the home's rich history. The main floor opens with a spacious foyer leading into the living room, where a bay window fills the space with natural light. Hardwood flooring flows into the adjoining family room, a comfortable place to unwind with its fireplace insert. The well-designed kitchen features high-gloss white cabinetry, stainless steel appliances including a gas range, an island with granite countertop and seating, and ample cupboard and counter space. Just off the kitchen, the dining area is brightened by double doors that extend to the back composite deck, creating an ideal setup for everyday living and entertaining. A two-piece powder room with heated flooring completes this level. Upstairs, the primary retreat is generously sized and includes a large wardrobe and a luxurious ensuite with heated flooring, a claw foot tub, and an oversized shower. Two additional bedrooms, a three-piece bathroom, and carpet flooring complete the upper level. The basement provides a flexible recreation room, laundry area, and additional storage. Outdoors, the backyard has been thoughtfully designed to offer both functionality and charm. A grass area provides room for play or relaxation, while a more naturally landscaped section with stonework, ma...

3pc Bathroom 6.08 Ft x 6.25 Ft

4pc Bathroom 9.50 Ft x 8.58 Ft

Bedroom 11.67 Ft x 11.25 Ft

Bedroom 9.50 Ft x 6.83 Ft

Primary Bedroom 11.67 Ft x 16.00 Ft

Recreational, Games room 11.17 Ft x 11.33 Ft

Furnace 7.83 Ft x 3.67 Ft

2pc Bathroom 5.58 Ft x 5.50 Ft

Dining room 9.83 Ft x 11.67 Ft

Family room 11.58 Ft x 11.83 Ft

Foyer 6.33 Ft x 8.42 Ft

Kitchen 11.92 Ft x 9.75 Ft

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Listing Presented By:



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Storage 20.42 Ft x 24.33 Ft

Living room 11.83 Ft x 11.83 Ft