



804 9A Street Calgary Alberta

\$1,900,000

OPEN HOUSE SATURDAY June 28 (1:00-3:00pm). Where timeless design meets unmatched cityscapes, discover this extraordinary custom-built residence perched on a prime corner lot in the sought-after neighborhood of Renfrew. Boasting over 4,100 sq ft of meticulously crafted living space, this home offers breathtaking, unobstructed views of downtown Calgary stretching to the majestic Rocky Mountains. Whether you're hosting guests or enjoying a peaceful evening, the private backyard oasis--with its built-in fireplace, and front-row seat to the Stampede fireworks--is the perfect setting. Inside, you'll find four spacious bedrooms and four luxurious bathrooms, the elegant primary suite features a spa-inspired ensuite with a steam shower, all designed with comfort, character, and functionality in mind. Elegant Romeo and Juliet balconies in both the primary suite and a second downtown-facing bedroom that open to panoramic city views, creating a romantic, airy ambiance. At the heart of the home is a gourmet chef's kitchen, featuring a 13-foot breakfast bar, a 9-foot island, high-end stainless steel appliances, ample prep space, rich cherry wood cabinetry, and Brazilian granite countertops. A chef's dream pantry provides generous space and easy access to everything you need to create your culinary creations. The dining room features a patio door that seamlessly opens to the outdoors, blending indoor comfort with open-air enjoyment. The lower level features a dedicated theatre room, perfect for entertainment and relaxed movie nights. Imported Italian travertine tile flows seamlessly throughout the home, complemented by two natural gas fireplaces that add warmth and charm. Constructed with insulated concrete forms (ICF), the home offers superior energy efficiency and sound insulation. In-floor heating, central air conditioning, and a heated double attached garage further elevate every...

Family room 17.17 Ft x 17.42 Ft

Bedroom 14.33 Ft x 15.67 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Other 5.42 Ft x 13.67 Ft

Living room 13.75 Ft x 17.33 Ft

Dining room 11.67 Ft x 14.08 Ft

Other 4.33 Ft x 4.75 Ft

4pc Bathroom 5.50 Ft x 10.42 Ft

Primary Bedroom 16.00 Ft x 17.75 Ft

Bedroom 14.50 Ft x 15.25 Ft

Bedroom 11.58 Ft x 14.50 Ft

Laundry room 7.58 Ft x 10.17 Ft

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Listing Presented By:



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Kitchen	10.83 Ft x 19.42 Ft	4pc Bathroom	7.17 Ft x 10.17 Ft
Pantry	7.67 Ft x 8.75 Ft	4pc Bathroom	12.58 Ft x 13.33 Ft
Office	11.58 Ft x 12.83 Ft		