



1428 9 Street Calgary Alberta

\$1,849,900

From the front veranda, step inside to a space defined by quiet sophistication, clean contemporary lines, warm maple hardwood, and an abundance of natural light filtering through expansive windows in this fantastic bungalow style living property. From the front entry, the home opens into the living room where a wood-burning fireplace creates a striking focal point, complemented by upgraded built-in speakers and a cleverly concealed "peek-a-boo" TV door that keeps the space polished when you're entertaining. Just beyond, the dining room is perfectly positioned for hosted evenings and holiday gatherings, flowing seamlessly into the beautifully updated kitchen, designed for both style and function with generous cabinetry, ample prep space, and a new Sub-Zero fridge anchoring the stainless-steel appliance package. Continue through to the family room, an inviting space to unwind with its own fireplace and an effortless connection outdoors through garden doors leading to the covered deck with heat lamps, ideal for outdoor dinners, morning coffee, and evenings spent under the lush canopy of mature trees and the stars. Tucked nearby, the den offers a cozy, elevated space, perfect as a reading room, home office, or intimate sitting area. The primary bedroom is a true sanctuary, complete with a recently renovated ensuite featuring a luxurious steam shower. A second main-floor bedroom offers excellent flexibility for guests or family, paired with the convenience of additional bathroom access that makes everyday living feel effortless. Upstairs, loft unfolds with peaked ceilings and dormer windows, creating a private bedroom suite with a full bath, an ideal space for teens, visitors, creative work, or a quiet escape that feels entirely its own. Downstairs, the basement expands your lifestyle options with a spacious family/rec room anchored by a gas fireplace, plus a Murphy bed...

Recreational, Games room 4.99 M x 8.17 M

Laundry room 2.22 M x 2.17 M

2pc Bathroom 2.23 M x .94 M

Storage 6.59 M x 7.58 M

Furnace 4.39 M x 3.48 M

Living room 4.59 M x 4.76 M

Den 4.77 M x 5.16 M

Primary Bedroom 4.96 M x 5.92 M

Bedroom 3.67 M x 4.47 M

4pc Bathroom 2.52 M x 1.70 M

5pc Bathroom 4.34 M x 3.35 M

Foyer 3.70 M x 2.81 M

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Kitchen 4.20 M x 4.56 M

Family room 4.32 M x 4.57 M

Dining room 3.80 M x 2.81 M

Bedroom 8.20 M x 6.24 M

3pc Bathroom 4.45 M x 1.74 M