



# 156 9 Street Calgary Alberta

\$550,000

Live, work, and play in this exceptional two bedroom townhome in the heart of vibrant Bridgeland, offering rare residential and commercial zoning ideal for today's urban lifestyle. Designed with both comfort and functionality in mind, this beautifully appointed home features two spacious bedrooms with large windows that share a well appointed bathroom complete with soaker tub, glass shower, and generous vanity. The main living level is perfect for entertaining, with a stylish kitchen, adjoining dining area with patio access, and a bright north facing living room highlighted by a cozy gas fireplace. A convenient two piece bathroom and Juliette balcony overlooking the inner courtyard complete this floor. The attached above ground garage has been thoughtfully converted into a versatile office and workspace, ideal for professionals, creatives, or anyone seeking a dedicated work from home setup. Step outside to enjoy the stunning rooftop patio with sweeping city views, architectural glass railings, and warm wood decking, creating the perfect space for relaxing or hosting guests. With coffee shops, restaurants, and everyday amenities just steps from your front door, you may find your vehicle spending more time in its heated underground parking stall. Commuting is effortless with the C Train only two blocks away. This home also offers full smart home automation, allowing you to control heating, lighting, blinds, and networking from anywhere, blending modern convenience with sophisticated urban living. Thoughtful design, tasteful finishes, and an unbeatable location make this townhome a rare opportunity in one of Calgary's most sought after inner city communities. (id:6769)

- 2pc Bathroom 5.50 Ft x 4.75 Ft
- Den 11.33 Ft x 9.92 Ft
- Dining room 6.42 Ft x 13.33 Ft
- Kitchen 7.83 Ft x 13.33 Ft
- Living room 17.25 Ft x 13.33 Ft
- 5pc Bathroom 9.50 Ft x 11.67 Ft

- Bedroom 13.25 Ft x 9.92 Ft
- Primary Bedroom 11.33 Ft x 11.75 Ft
- Other 7.33 Ft x 6.67 Ft
- Office 10.83 Ft x 10.92 Ft
- Office 9.25 Ft x 9.92 Ft
- Office 9.17 Ft x 9.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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