



216 9 Street Calgary Alberta

\$625,000

Welcome to a beautiful character bungalow in the heart of Bridgeland. With original hardwood floors, mosaic tile accents in the kitchen and bathroom, and the classic clawfoot tub that adds a touch of vintage charm, perfect for your new home in one of the city's most walkable neighbourhoods. Possible opportunity to use as a "live work unit" for a potential artist studio, counselling, retail or consumer service. Featuring a closed-in front porch, this bungalow offers excellent curb appeal. With a living area and formal dining, the floorplan is ahead of its time, including a primary bedroom with a walk-in closet. Your kitchen space is larger than most character homes, including a separate pantry area to help organize your space. Recent updates to the home include a new hot water tank (2025) and a maintained furnace (2025). Located just steps from Bridgeland Plaza, you can grab a daily Starbucks, walk over to Bridgeland Market, or enjoy the Bridgeland Farmer's Market every Thursday in the summer. Visit the local shops in the area and be a part of the Bridgeland Community Centre, where you can even be part of the community garden. Work downtown? You are only a few blocks from the Bridgeland LRT station, or hop on your bike and you can be at the office in minutes. Experience the best of inner-city living in one of Calgary's most beloved neighbourhoods. (id:6769)

Storage 21.08 Ft x 18.58 Ft

Storage 10.83 Ft x 12.00 Ft

Living room 11.25 Ft x 12.83 Ft

Family room 12.08 Ft x 11.25 Ft

Bedroom 12.42 Ft x 8.08 Ft

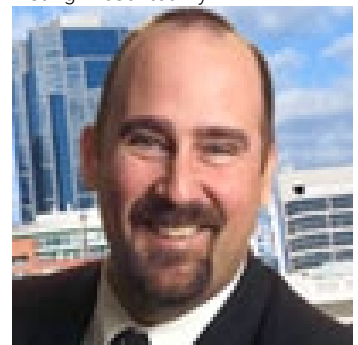
Kitchen 12.58 Ft x 8.83 Ft

4pc Bathroom 7.08 Ft x 6.33 Ft

Primary Bedroom 11.58 Ft x 8.92 Ft

Storage 7.08 Ft x 4.50 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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