

# \$925,000 - 507 9a Street Ne, Calgary

MLS® #A2203548

**\$925,000**

4 Bedroom, 5.00 Bathroom, 2,002 sqft  
Residential on 0.05 Acres

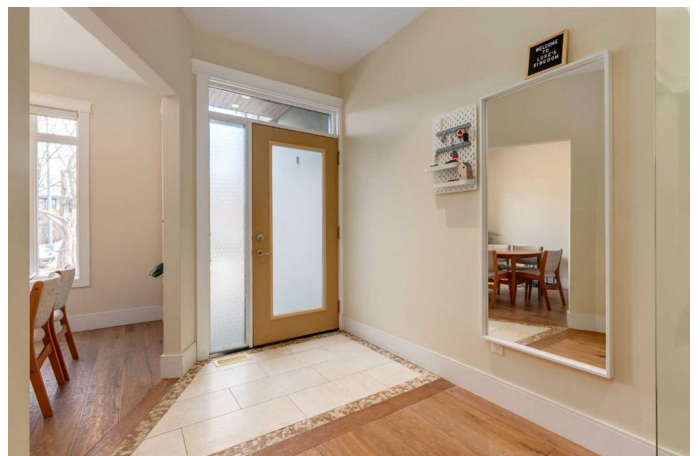
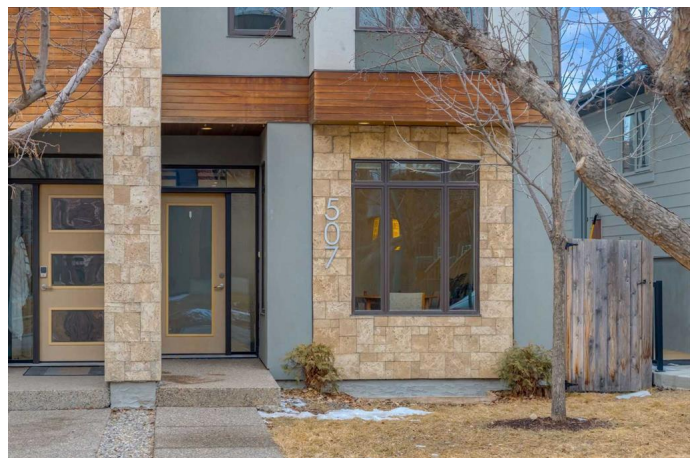
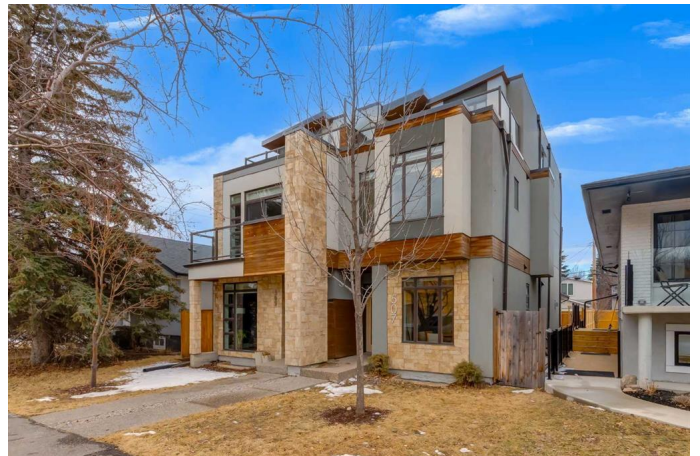
Bridgeland/Riverside, Calgary, Alberta

**\*\*OPEN HOUSE ON SATURDAY, APRIL 5 FROM 11AM - 1PM\*\*** Located on one of Bridgeland's best streets, this 4-bedroom, 4.5-bathroom home offers over 2,600 sq. ft. of thoughtfully designed living space. Just steps from a park and in a playground zone, this is the perfect home for families and professionals alike. Plus, it's within walking distance to Riverside School, one of the top science schools in the city—an incredible opportunity for families looking to provide their children with an exceptional education.

Inside, hardwood floors flow throughout the open-concept main level, where you'll find a high-end kitchen with built-in appliances, including a JennAir refrigerator and a gas range. The granite countertops and designer finishes elevate the space, while the French doors off the living room create a seamless connection to the west-facing backyard—perfect for entertaining. A private dining area perfect for hosting dinner parties, completes the main level.

The second floor features two spacious bedrooms and two full bathrooms, including a beautiful ensuite. An office space just off the laundry room is ideal for remote work or homework needs.

The third level is a true primary retreat, complete with a large bedroom that boasts downtown views, a spa-like ensuite with a



double vanity and soaker tub, and a bonus room with a private balcony - perfect for enjoying your morning coffee.

The fully developed basement adds even more functional space, featuring a four-piece bathroom, a bedroom, a large rec room, and a wet bar, making it a great spot for entertaining or relaxing.

Additional features include air conditioning and a single garage with a lift, allowing you to park two cars while maximizing backyard space!

Don't miss this rare opportunity to own a stylish, spacious, and well-appointed home in one of Calgary's most desirable inner-city communities!

Built in 2015

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2203548               |
| Price          | \$925,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,002                  |
| Acres          | 0.05                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 507 9a Street Ne     |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E 4L3 |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Garage Door Opener, Insulated, Single Garage Detached |
| # of Garages   | 2   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Wet Bar  |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Yard     |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 21               |
| Zoning         | R-CG             |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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