

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

MLS® #A2203548

**\$925,000**

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

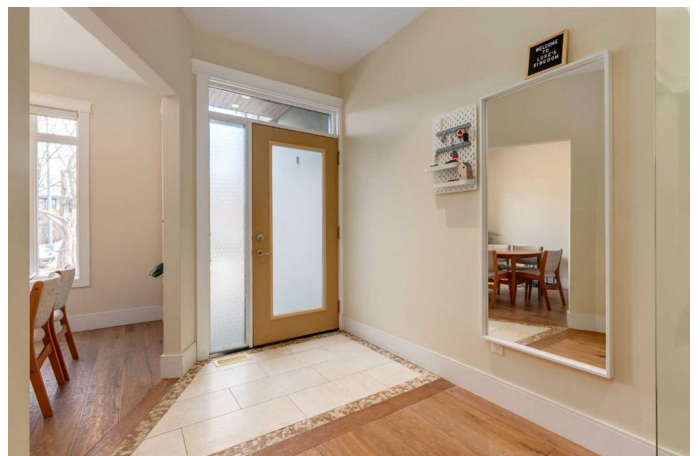
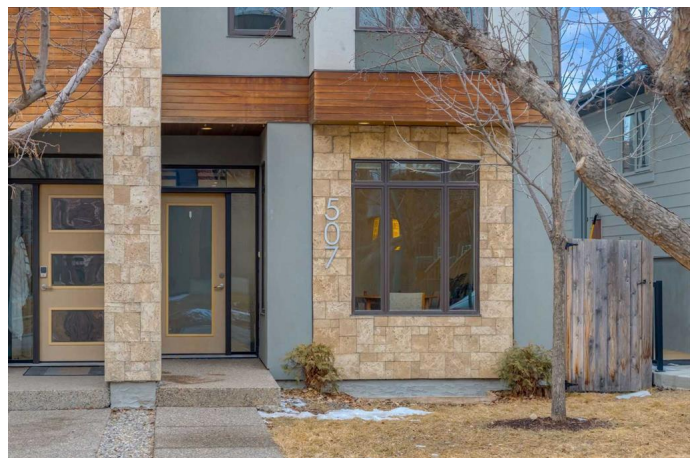
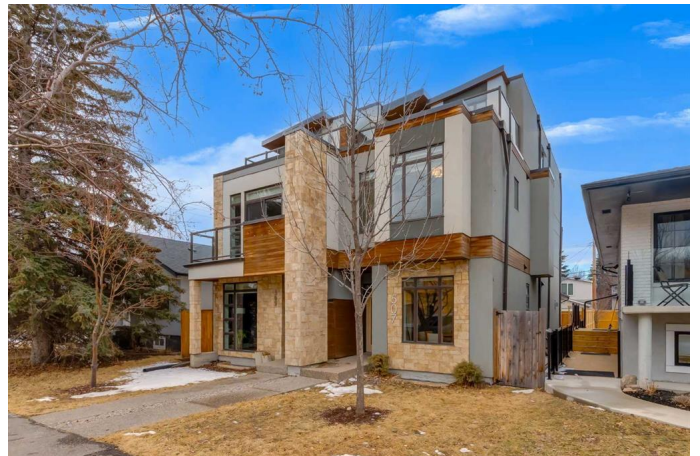
Bridgeland/Riverside, Calgary, Alberta

**\*\*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	17
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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