

# \$915,000 - 507 9a Street Ne, Calgary

MLS® #A2203548

**\$915,000**

4 Bedroom, 5.00 Bathroom, 2,002 sqft

Residential on 0.05 Acres

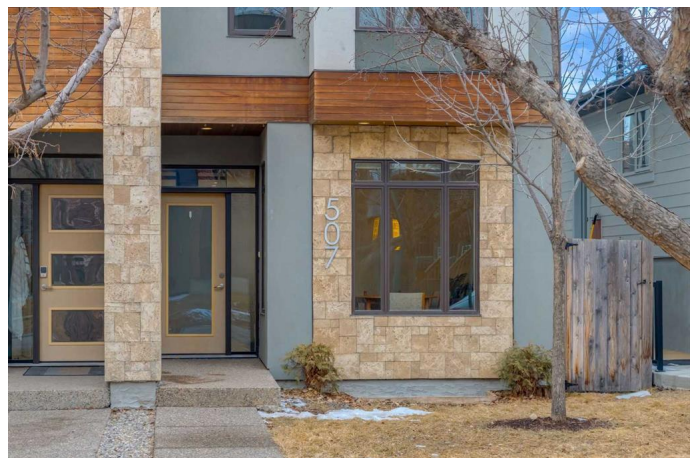
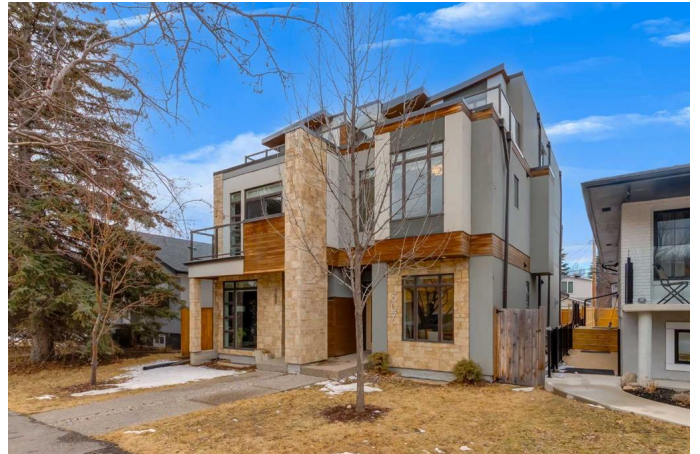
Bridgeland/Riverside, Calgary, Alberta

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	\$915,000
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	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Double Vanity, High Ceilings, No Animal Home, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Window Coverings, Built-In Refrigerator, Built-In Oven, Garage Control(s), Gas Range, Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Balcony
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	74
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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