

507 9A Street NE
Calgary, Alberta

MLS # A2235262

\$904,000

Division:	Bridgeland/Riverside		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,022 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, French Door, Granite Counters, No Animal Home, Open Floorplan, Wet Bar		
Inclusions:	None		

Situated on one of Bridgeland's most desirable tree-lined streets, this beautifully maintained 4-bedroom, 4.5-bathroom home offers over 2,600 sq. ft. of well-designed living space — blending modern elegance with inner-city convenience and exceptional family-friendly comfort. Step inside to a contemporary open-concept main floor featuring engineered hardwood flooring and clean, upscale finishes. The formal dining area welcomes you with a large picture-frame window that perfectly captures the charm of the treelined street — a space that easily transitions into a home office or flex room. Architectural details like open riser stairs with floor-to-ceiling glass railings add a sleek, modern touch. At the heart of the home, the gourmet kitchen is equipped with a JennAir fridge and Dacor appliances, including a gas range and build in oven and microwave, granite countertops, and sleek cabinetry, all opening into a sun-drenched living room. From here, French doors lead to a west-facing backyard oasis, ideal for barbecues, entertaining, or relaxing under mature trees. Upstairs, the second floor features two generously sized bedrooms, each with its own private ensuite, along with a central study/den, office nook, and a convenient laundry area—perfect for busy families or professionals working from home. The third level serves as a true primary retreat, complete with downtown skyline views, a spa-inspired ensuite with double vanity, glass shower, and soaker tub, and a bonus sitting room that opens to a private balcony—a perfect spot for morning coffee or quiet evenings. The fully finished basement adds incredible versatility, featuring a large rec room, wet bar, fourth bedroom, full bathroom, and ample storage space—ideal for guests, entertaining, or multi-generational living. This home also offers central air conditioning and a single

detached garage with a car lift, allowing room for two vehicles while maximizing backyard space. Located in a playground zone and within walking distance to Riverside School—one of Calgary’s top science-focused schools—it also enjoys quick access to parks, river pathways, the CTrain, and beloved Bridgeland amenities such as Bridgeland Market, Made by Marcus, Phil & Sebastian, Blush Lane, and the Calgary Zoo.