

518 9A Street NE  
Calgary, Alberta

MLS # A2166797



**\$1,199,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside               |               |                   |
| <b>Type:</b>     | Residential/House                  |               |                   |
| <b>Style:</b>    | 2 Storey                           |               |                   |
| <b>Size:</b>     | 1,923 sq.ft.                       | <b>Age:</b>   | 2010 (14 yrs old) |
| <b>Beds:</b>     | 4                                  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached             |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                          |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, See Remarks |               |                   |

|                    |                            |                   |      |
|--------------------|----------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle            | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Wood Frame                 | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete            | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, See Remarks |                   |      |

**Inclusions:** N/A

AN INNER CITY GEM! Welcome to your new home. This stunning contemporary home is nestled in the heart of Bridgeland and is walking distance to downtown, shopping, restaurants, schools, parks and the c-train. This modern family home offers amazing value with 4 spacious bedrooms and 3.5 bathrooms, upstairs laundry, large mudroom, fully developed basement, torch down roof and a spacious backyard with a double detached garage. The stunning main floor provides an open concept with 10 ft ceilings throughout and sculpted hardwood floors. The dream chef inspired kitchen features high end appliances, walnut cabinets, quartz countertops, double fridge/freezer and a large peninsula with extended stool bar. The upper floor has impressive 11.5 ft ceilings, a master retreat with walk-in closet, corner soaker tub, glass shower with rain head and a double sink vanity as well as 2 additional bedrooms. The recently finished basement features an additional bedroom, modern bathroom and an entertainment/ exercise area. Additional features include a recently upgraded furnace, air conditioning unit, premium water softener and tankless hot water unit. This open concept home is situated on a large 40 x 110 ft west facing lot with a private backyard. The outdoor space is perfect for outdoor entertaining and outdoor playtime. The vibrant community of Bridgeland provides walking distance access to high quality restaurants, parks and numerous other local amenities!