

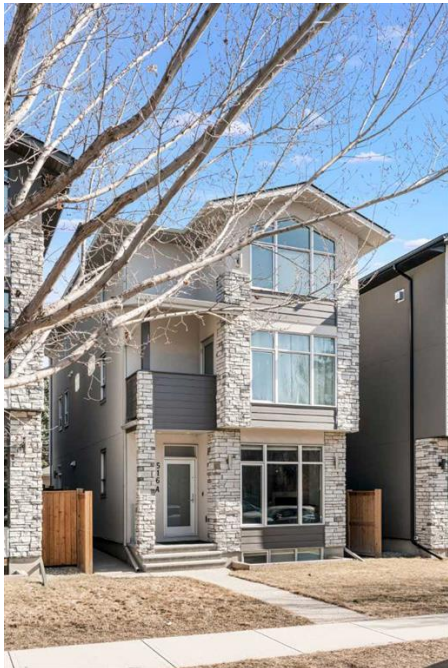


THE
A-TEAM

**RE/MAX
FIRST**

516A 9 Street, Calgary T2E 4K5

MLS® #: **A2116005** Area: **Bridgeland/Riverside** Listing Date: **03/19/24** List Price: **\$1,149,000**
Status: **Active** County: **Calgary** Change: **-\$50k, 06-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **2,938 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,858**
Low Sqft:
Ttl Sqft: **2,858**

DOM

61

Layout

Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Stone,Stucco**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`3" x 22`7"	Kitchen	Main	17`0" x 13`3"
Dining Room	Main	12`3" x 11`4"	Laundry	Second	5`4" x 8`0"
Walk-In Closet	Second	7`4" x 6`7"	Bonus Room	Third	19`10" x 35`1"
Walk-In Closet	Third	5`10" x 8`10"	Game Room	Basement	16`9" x 16`5"
Furnace/Utility Room	Basement	7`3" x 10`10"	Bedroom - Primary	Second	17`11" x 14`3"
Bedroom	Second	11`4" x 12`10"	Bedroom	Third	17`9" x 16`8"
Bedroom	Basement	10`7" x 12`5"	2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Second	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
3pc Bathroom	Third	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	1512226

Remarks

Pub Rmks:	<p>Luxurious 3-storey inner-city detached home in the highly desirable neighbourhood of Bridgeland! 3,600 sq. ft. of developed space has been expertly designed with light, wood and glass to create an extremely functional space. The main floor with 9' ceilings and gleaming hardwood floors is illuminated by a plethora of natural light and key feature lighting in all the right areas for visual impact. Central air conditioning ensures your comfort in any season. A feature wall with a linear gas fireplace in the living room is a striking focal point creating a casually elegant atmosphere. Culinary adventures are inspired in the sleek and modern, gourmet kitchen featuring stainless steel appliances including a gas stove, full-height cabinets plus an entire wall of pantry built-ins, quartz countertops and a peninsula breakfast bar. Dramatic floor-to-ceiling windows/patio doors in the dining room showcase backyard views while entertaining or enjoying family meals. A handy powder room and built-in mudroom storage area complete this level. The second level is home to dual primary suites each with large walk-in closets and lavish 5-piece ensuites for ultimate privacy and luxury! Conveniently laundry with a sink and storage is also on this level. Gather around the second fireplace in the vaulted bonus room on the upper level and reconnect or unwind in this bright and airy space. A wet bar makes grabbing a snack or refilling your drink a breeze. A third bedroom with grand vaulted ceilings and another stylish bathroom is also on this level. That same hardwood, glass railed and wood beamed staircase leads to the finished basement with even more versatile space to fit your lifestyle. A second wet bar in the spacious rec room is fantastic for casual entertaining and busy families to come together over movies and games nights. A 4th bedroom and another full bathroom add to your convenience. The backyard nestled behind the double detached garage will be your favourite warm-weather destination for barbequing or relaxing on the private patio. Incredibly located mere steps to the quaint shops, award-winning restaurants and charming cafes throughout trendy Bridgeland. An easy bike or walk takes you to the LRT Station, downtown, the East Village, the tranquil river pathways and much more! Schools and several parks including the always popular Murdoch Park are also within walking distance as are the summer farmer's market and the countless additional amenities You simply won't find a better inner-city location! EV charger in garage!</p>
Inclusions:	None
Property Listed By:	RE/MAX Realty Professionals

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



