



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**509 9A Street, Calgary T2E 4L3**

MLS®#: **A2165794**

Area: **Bridgeland/Riverside**

Listing Date: **09/14/24**

List Price: **\$989,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,269**

Low Sqft:

Ttl Sqft: **1,269**

Lot Information

Lot Sz Ar: **4,402 sqft**

Lot Shape: **40'x110'**

DOM

**5**

Layout

Beds: **4 (3 1 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Flag Lot, Low Maintenance Landscape, Rectangular Lot**  
Park Feat: **Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, On Street, Permit Required**

Utilities and Features

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

Construction: **Composite Siding, See Remarks**  
Flooring: **Ceramic Tile, Hardwood, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener**  
Int Feat: **Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`2" x 8`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`11" x 10`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 11`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`11" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`11" x 10`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`10" x 17`3"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`11" x 11`10"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`10" x 4`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>11`2" x 10`3"</b>	<b>Family Room</b>	<b>Basement</b>	<b>15`0" x 11`6"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`5" x 8`10"</b>	<b>Laundry</b>	<b>Basement</b>	<b>12`3" x 8`9"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`4" x 16`9"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>12`7" x 14`1"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**2965X**

Remarks

Pub Rmks: **Fully renovated three bedroom bungalow with legal basement suite on one of Bridgeland's favourite streets. New hardy board exterior, railings, walkways and landscape bring tons of curb appeal to this like new home. The entry is sunny and bright! The open concept kitchen and dinning are spacious and perfect for entertaining. The penninsula dividing these spaces offers extra cabinets for serving and counter space. All new appliances, flooring and quartz countertops bring you an incredible kitchen to enjoy everyday. Beautifully refinished original hardwood floors extend throughout the main floor along with all new lighting and hardware. The living room is a wonderful gathering space for family and friends. The original built-in bookcases bring character to this "like new home". The hallway leads to the primary bedroom and two additional bedrooms all nicely sized with closets and large windows. The 4-piece bathroom has a tiled shower and large vanity for storage. The stairs lead to the convenient side entry and then down to the basement's large flex room offering large window that overlooks the private back yard and a spacious laundry and storage room. A great place to work and even see clients away from your primary living space. The laundry room is so functional with room to move and dry items. Pay for your mortgage with the large bright basement suite. that has separate furnace and entry door. This suite offers original hardwood floors, large living space and great kitchen. A perfect rental for a University student or those looking to have a central spot to live in the popular community of Bridgeland. A new deck gives you the outdoor low maintenance living your craving and a double garage with a new electrical panel provides safety and warmth in the winter months along with extra storage. This home in trendy Bridgeland won't last! Live within walking distance to top restaurants and amenities and on a charming inner city street, it doesn't get better then this!!**

Inclusions:  
Property Listed By: **Dishwasher, refrigerator downstairs,  
Real Estate Professionals Inc.**

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











