



THE
A-TEAM

**RE/MAX
FIRST**

518 9A Street, Calgary T2E 4L4

MLS®#: **A2166797**

Area: **Bridgeland/Riverside**

Listing Date: **10/09/24**

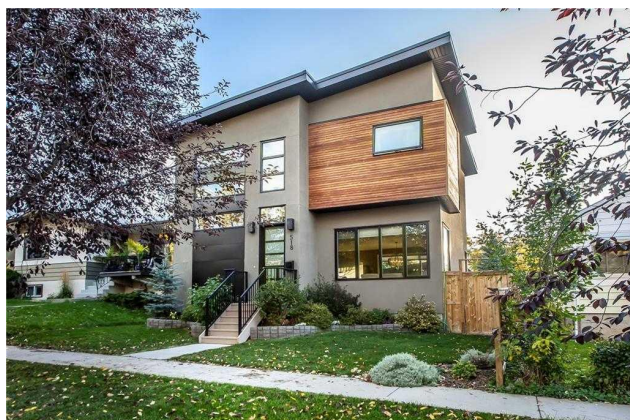
List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2010**
Lot Information
Lot Sz Ar: **4,391 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,922**
Low Sqft:
Ttl Sqft: **1,922**

DOM

9
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Ceramic Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **High Ceilings,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Living Room	Main	14`11" x 12`11"
Dining Room	Main	14`0" x 13`4"
Bedroom - Primary	Upper	15`0" x 11`0"
Bedroom	Upper	11`2" x 9`9"
Flex Space	Basement	12`0" x 10`0"
Storage	Basement	12`5" x 9`1"

Room	Level	Dimensions
Mud Room	Main	10`0" x 7`9"
Kitchen	Main	13`5" x 10`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	
Bedroom	Upper	12`9" x 11`0"
Family Room	Basement	27`6" x 17`3"
3pc Bathroom	Basement	

Bedroom	Basement	12`0" x 27`3"	Family Room	Basement	15`0" x 17`3"
			Legal/Tax/Financial		

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	8150AN

Remarks

Pub Rmks: **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!**

Inclusions: **N/A**
 Property Listed By: **Honestdoor Inc.**

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



