

\$790,000 - 635 9 Avenue Ne, Calgary

MLS® #A2083670

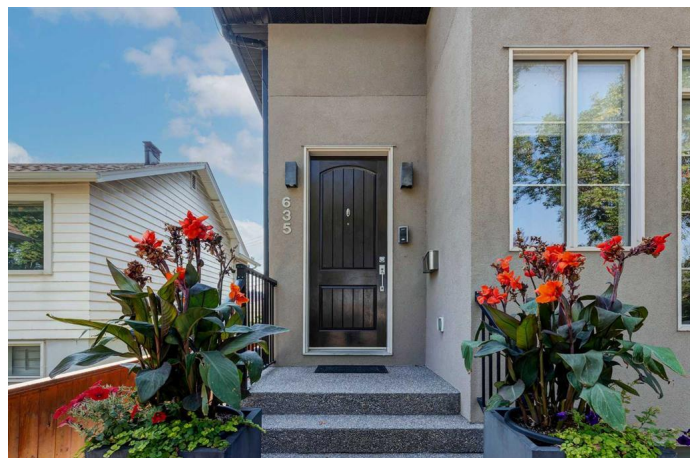
\$790,000

4 Bedroom, 4.00 Bathroom, 1,741 sqft

Residential on 0.07 Acres

Renfrew, Calgary, Alberta

If you are looking for a home that will set you apart, consider this incredibly designed home on a beautiful tree lined street in the coveted Regal Terrace pocket of Renfrew. This is a wonderful location, within walking distance to local eateries, the picturesque ridge, vibrant Bridgeland, and for those who are eager to commute to downtown, an enjoyable walk to work. This is only the second time on the market; the current owners have enjoyed raising their children here, surrounded by great neighbours. Come on in....with approximately 2550 ft² of well designed living space, this home will be sure to meet all of your needs. Take note of the 10 foot ceilings on the main level and 9 ft ceilings on the upper and lower levels. The front entrance greets you with a sweeping staircase aside the welcoming sitting area. You'll find a large closet for you and your guests to hang your coats and stay awhile. The principal area of the main floor is spacious and open; a wonderful space for family, friends or intimate gatherings. The kitchen provides vast cabinetry, centre island with breakfast bar, built in wall oven and gas range. The adjacent dining area can be used for casual meals or formal entertaining. Hang out in the great room and enjoy the fall on the upcoming winter evenings. The main floor is rounded out by a discreet powder room. The back entrance is great for busy families; come and go from the double garage, and take some time to enjoy the south facing yard with the coziest of decks with a pergola - great for



creating an outdoor living room for those pleasant days/nights. The upper floor of the home has 3 bedrooms; the secondary bedrooms serviced by a full bath. The large principal bedroom has vaulted ceilings, walk in closet and a spacious & luxurious ensuite. Enjoy the convenience of the upper laundry room. The lower level is fully developed and is ideal for guests, a nanny suite, or multi-generational living. It is complete with a well sized bedroom, full bath and large family room with wet bar. This home was thoughtfully built with ICF walls between the living areas of the homes and a solid concrete basement foundation. Look forward to using the central air conditioning when things warm up next spring/summer. There are so many unique and special elements of this property; it must be seen.

Built in 2008

Essential Information

MLS® #	A2083670
Price	\$790,000
Sold Price	\$778,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,741
Acres	0.07
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	635 9 Avenue Ne
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Subdivision	Renfrew
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2023
Date Sold	November 16th, 2023
Days on Market	37
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL ESTATE PROFESSIONALS INC.
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