

\$949,900 - 408 9a Street Ne, Calgary

MLS® #A2114614

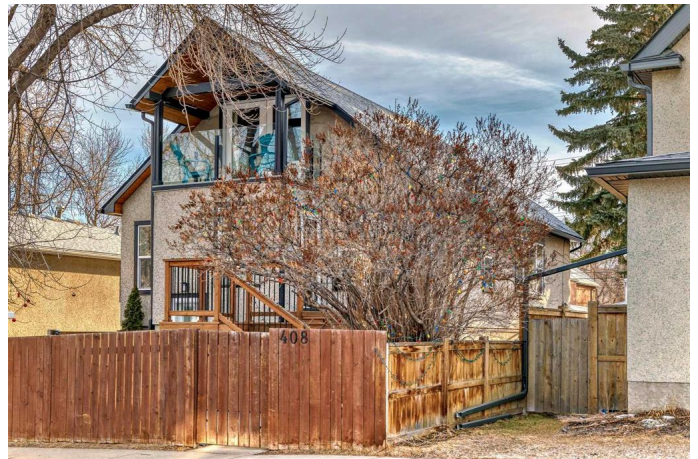
\$949,900

4 Bedroom, 3.00 Bathroom, 1,343 sqft
Residential on 0.10 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this lovingly maintained and recently renovated 2 storey in a prime location in BridgeLand. Views of downtown, steps to playground & parks, fantastic walking paths abound plus the Bow river steps away. This home has had a complete reno with new Furnace, Central Air Conditioning, Hot Water on demand system, Roof, Soffits, Eavestroughs & Windows. The main floor is wide open with tons of large windows throughout. The ceilings are just over 8 feet high with updated light fixtures so very bright Main floor. The kitchen is wide open to the living area with island that has dual sinks & a handy breakfast bar. The kitchen has dining area that has nice views of the city centre. All the appliances have been recently upgraded as well as the granite countertops. Off the living area there is a huge spare bedroom, a 3 pce Main bathroom that has a walkin jetted tub with shower attachment plus a good sized & very bright den/home office. There is a large walkin pantry plus the Main has 3 seperate entrances. Upstairs you will find a massive Master bedroom with fantastic views of the city and a cozy covered balcony~ incredible spot to enjoy your morning coffee! The 5 piece ensuite is open & bright with a good size soaker tub, a walkin glass shower, a space dedicated for a yoga spot and 2 sink custom vanity. There is two seperate entrances into the basement suite~ one from the backyard and one right out front.

The basement suite would be subject to



approval and permitting by the city/municipality of Calgary. There is a beautiful like new kitchen with gleaming soft closing cabinets & drawers. Nice soft gray backsplash and undermount lights give a touch of class. The two bedrooms are a good size with nice high ceilings and gleaming hardwood floors as well as oversized windows! The living area has a walk out to the front yard & patio space. There are mounted baseboard heaters in each room of the basement providing extra warmth on those cold winter months. The backyard is private & has a massive back deck, garden boxes & a tool shed that is all included. The double oversized detached garage is heated and has a new door on the N side. The other garage door has never been connected as that side of the garage has been used as home work station. The front yard also has a huge deck with lovely views of the city centre. Notice the storage under the deck~perfect for lawn equipment. This beautiful home sits on a 40 foot wide R2 rectangular lot. Great location with multi million dollar homes being built around it!

Built in 1950

Essential Information

MLS® #	A2114614
Price	\$949,900
Sold Price	\$949,600
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,343
Acres	0.10
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	2 Storey, Up/Down

Status	Sold
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Community Information

Address	408 9a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4L2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Oversized

Interior

Interior Features	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	High Efficiency, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Balcony, Garden, Playground, Private Entrance, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 22nd, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

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