

\$1,120,000 - 7816 9 Avenue Sw, Calgary

MLS® #A2130106

\$1,120,000

3 Bedroom, 3.00 Bathroom, 2,761 sqft

Residential on 0.14 Acres

West Springs, Calgary, Alberta

Exceptional 2-story located on an expansive lot in the heart of West Springs. The grand entrance foyer is abundantly filled by natural lighting and features soaring vaulted ceilings. Impressive open railing staircase! The main floor office is perfect for those remote work days. Spacious kitchen fully equipped with upgraded appliance package including a 36 inch gas cook top with built in center grill. Breakfast nook with sliding patio doors for direct access to rear deck. Separate formal dining has upgraded Wainscoting for an elegant ambiance. The family room has a focal gas fireplace with a nice view to the rear yard. Upstairs offers a beautiful open loft. Vaulted ceilings in the spacious master bedroom, and a 5 piece ensuite upgraded with a 3-way fireplace and skylight. Two additional bedrooms with ample closets. Central A/C is installed for your comfort. Oversized 21'6" by 20'11" garage with man door for direct access to backyard. The rear is fully landscaped with a stamped concrete patio, a composite deck, and mature Aspens for added privacy. Upgraded Hardie Board siding for excellent durability. Original owners have enjoyed and cared for this lovely home for 16 years. Many highly regarded schools close by, including Webber Academy, Rundle College, CFIS, West Spring School, West Ridge School, Earnest Manning, and St Joan of Arc. Children's playground is just down the block & tennis court is around the corner. Convenient access to the newly completed NW section of



Stoney Trail. West Springs is an upscale and well established family friendly neighbourhood.

It's unique proximity to many highly rated schools makes it a desirable community for a growing family. Call today to set up your private viewing!

Built in 2007

Essential Information

MLS® #	A2130106
Price	\$1,120,000
Sold Price	\$1,099,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,761
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	7816 9 Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0C1

Amenities

Amenities	Other
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Driveway

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Master Bedroom, Three-Sided
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Lighting
Lot Description	Level
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 29th, 2024
Days on Market	20
Zoning	R-1
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.