

\$2,300,000 - 2001 9 Street Sw, Calgary

MLS® #A2132240

\$2,300,000

3 Bedroom, 3.00 Bathroom, 2,427 sqft

Residential on 0.20 Acres

Upper Mount Royal, Calgary, Alberta

Extraordinary contemporary home on the slopes of Mount Royal. Designed by modernist masters Sturgess Architecture with a completely site-specific approach. Positioned well-above the front Street to take full advantage of the City skyline and treetop views and to create a seamless and level connection to the rear yard. An Aspen glade in the front yard creates lovely privacy. The interior showcases incredible scale with 19' vaulted ceilings and a layout that is open front to back for a remarkable span of 55'. Fantastic construction quality including steel structure to allow for removal of columns and interior supporting walls. The gallery-like scale allows you entertain groups of 50+ but works equally well for curling up on your own by the fireplace. Huge banks of windows, 10' and 12' high, capture the views and produce incredible light quality. The living room has a dramatic soaring fireplace with rolled-steel details and access to the wraparound front deck. The expansive dining space will hold any size table. Sleek and contemporary kitchen with integrated appliances (Sub-zero, Wolf and Miele), large island and a linear counter that draws the eye toward the rear yard. A banquette for casual dining has garden views and sliding door to the rear yard. The upper level is just 8 steps above the main. It holds an office (city views), a den (bookshelves and rear deck access) and a beautiful Primary suite that includes a large bedroom with corner windows overlooking the



garden, access to the rear deck, walk-in closet with rough-in for laundry and a beautiful ensuite bath with glass-topped double vanity, soaking tub and glass walk-in shower. The entry level holds a large foyer, discreet powder room and a closet-storage hallway leading to the double attached garage. The fully developed lower level has a large family room, 2 bedrooms, (great for teens who want some independence), full bath with shower, wine room and laundry room. Exceptional infrastructure includes hydronic heating on the hard-surface floors (including the garage). The double garage is accessed off a paved alleyway and has a large interior storage-hobby room (also an exterior storage room). There is guest parking on the garage apron and an easy, barrier-free walk to the front door. The surprisingly large and private rear yard is beautifully landscaped with a terrace, perimeter beds, lots of perennials and a sprinkler system. This unique and special home will suit a number of buyer profiles but is ideal for empty nesters or singles. This location offers an easy walk down to all the restaurants, shopping and excitement of 17th Avenue. In bounds for top schools including Western Canada High School.

Built in 2008

Essential Information

MLS® #	A2132240
Price	\$2,300,000
Sold Price	\$2,200,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,427
Acres	0.20

Year Built	2008
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	2001 9 Street Sw
Subdivision	Upper Mount Royal
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 3C4

Amenities

Parking Spaces	3
Parking	Double Garage Attached

Interior

Interior Features	Bookcases, Central Vacuum Door, High Ceilings, Kitchen Soaking Tub, Stone Count Closet(s)
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Appliances	Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Warming Drawer, Washer, Wine Refrigerator
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Heating	In Floor, Forced Air
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Cooling	Rough-In
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Wood Burning
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Has Basement	Yes
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Basement	Finished, Partial
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Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Landscaped, Underground Sprinklers, Private, Views
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Roof	Asphalt Shingle
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Construction	Stucco, Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	May 27th, 2024
Date Sold	June 20th, 2024
Days on Market	24
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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