

\$530,000 - 202, 180 9 Street Ne, Calgary

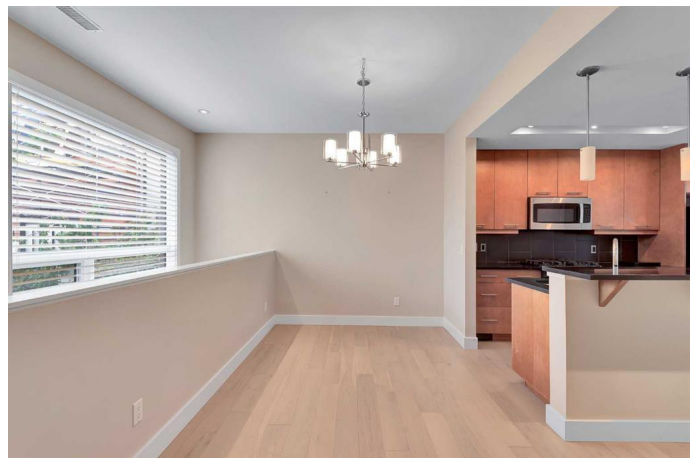
MLS® #A2162540

\$530,000

2 Bedroom, 3.00 Bathroom, 1,352 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this stunning townhome located in the heart of Bridgeland, a vibrant community known for its eclectic mix of shops and eateries, including Starbucks, OEB, Made by Marcus, and UNA. This beautiful property offers an exceptional blend of urban living and tranquility, with a quiet courtyard entrance surrounded by lush greenery and mature trees. As you step inside, you'll be greeted by an abundance of natural light that fills the spacious main floor. The inviting living room, complete with a cozy fireplace, seamlessly connects with the kitchen and dining areas, creating an ideal space for entertaining. The contemporary kitchen boasts a breakfast bar and stainless steel appliances, perfect for preparing your favorite meals. This main floor is completed with an oversized west-facing balcony. On the second level, the primary bedroom features a private balcony, a walk-in closet, and a luxurious 3-piece ensuite. The second bedroom, overlooking the serene courtyard, also includes a roomy walk-in closet. A 3-piece family bathroom and convenient laundry facilities complete this level. Continue up to the final level where you will find a rooftop terrace, offering breathtaking views of the surrounding area. This space is perfect for gardening, entertaining, or simply enjoying the spectacular Calgary sunsets and Stampede fireworks. Recent updates include hardwood and tile flooring, a new HVAC system with an integrated humidifier (2021), and a central vacuum system. The property



includes two parking stalls in a tandem titled spot within the heated underground garage, along with an oversized private storage unit. For cycling enthusiasts, secure bike parking is available within the complex, providing easy access to the river path. This meticulously designed unit offers outstanding exterior spaces and a rare opportunity to experience the best of urban living in a serene setting. Donâ€™t miss out on making this exceptional townhome your own!

Built in 2006

Essential Information

MLS® #	A2162540
Price	\$530,000
Sold Price	\$519,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,352
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	202, 180 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E0P4

Amenities

Amenities	Other
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Parking Spaces	2
Parking	Underground

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Other, Storage
Lot Description	Other
Roof	Tar/Gravel
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2024
Date Sold	October 1st, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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