

\$899,900 - 137 9 Avenue Ne, Calgary

MLS® #A2164184

\$899,900

4 Bedroom, 4.00 Bathroom, 1,633 sqft

Residential on 0.07 Acres

Crescent Heights, Calgary, Alberta

A clever blend of Arts & Crafts design with modern influences. RARE, quality build with concrete common wall providing the ultimate in soundproof construction for a luxury infill.

Thoughtfully designed, custom home offering over 2400 sq.ft. of beautifully finished living space with 4 bedroom and 4 bathrooms. A welcoming front verandah opens to the front foyer and main floor featuring 9 foot ceilings, striking site finished rift and quartered oak floors, Douglas Fir window casings, custom millwork and built-ins. Open living room and dining room is anchored by a gas fireplace with functional, custom built-ins. The adjacent dining area is large enough to accommodate gatherings with family and friends, and the upgraded kitchen is a chef's dream! Equipped with quartz counters, high-end stainless steel appliances, Wolf range, Sub Zero Fridge, an abundance of custom cabinets, large island with room for seating - the kitchen is a sure highlight of this home. A large south deck off the kitchen is perfect for al fresco dining or morning coffee. The primary suite is furnished with all the essentials; walk in closet and ensuite. There are two more bedrooms - perfect for the kids or an extra office space and a 4 piece bath. Fully, professionally finished basement with high ceilings, fourth bedroom, full bath and recreation room. Other notable attributes include: custom built-ins, big beautiful windows, heated bathroom floors, Grohe and Kohler fixtures, main floor laundry plus hook ups in the basement. Sunny south



backyard and double garage. Situated on an elm lined, family friendly street, with an impressive, mature urban canopy. Crescent Heights is a vibrant inner-city location with a walk score of 76/100, a great place to jump on your bike, e-scooter, or explore on foot. The amenity score is 10/10; steps to Rotary Park, Off Leash dog park, Tennis Courts, Lawn bowling, Splash Park, Mini Art Galleries plus a 10 minute walk to downtown, the Bow River pathway and Prince's Island!

Built in 2014

Essential Information

MLS® #	A2164184
Price	\$899,900
Sold Price	\$910,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,633
Acres	0.07
Year Built	2014
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	137 9 Avenue Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0V4

Amenities

Parking Spaces	2
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Parking	Double Garage Detached, Garage Door Opener
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Interior

Interior Features	Built-in Features, Crown Molding, High Ceilings, Kitchen Island, Recessed Lighting, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
Date Sold	September 18th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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