

\$989,000 - 509 9a Street Ne, Calgary

MLS® #A2165794

\$989,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.10 Acres

Bridgeland/Riverside, Calgary, Alberta

Fully renovated three bedroom bungalow with legal basement suite on one of Bridgeland's favourite streets. New hardy board exterior, railings, walkways and landscape bring tons of curb appeal to this like new home. The entry is sunny and bright! The open concept kitchen and dining are spacious and perfect for entertaining. The peninsula dividing these spaces offers extra cabinets for serving and counter space. All new appliances, flooring and quartz countertops bring you an incredible kitchen to enjoy everyday. Beautifully refinished original hardwood floors extend throughout the main floor along with all new lighting and hardware. The living room is a wonderful gathering space for family and friends. The original built-in bookcases bring character to this "like new home". The hallway leads to the primary bedroom and two additional bedrooms all nicely sized with closets and large windows. The 4-piece bathroom has a tiled shower and large vanity for storage. The stairs lead to the convenient side entry and then down to the basement's large flex room offering large window that overlooks the private back yard and a spacious laundry and storage room. A great place to work and even see clients away from your primary living space. The laundry room is so functional with room to move and dry items.

Pay for your mortgage with the large bright legal basement suite. that has separate furnace and entry door. This legal suite offers original hardwood floors, large living space



and great kitchen. A perfect rental for a University student or those looking to have a central spot to live in the popular community of Bridgeland. A new deck gives you the outdoor low maintenance living your craving and a double garage with a new electrical panel provides safety and warmth in the winter months along with extra storage. This home in trendy Bridgeland won't last! Live within walking distance to top restaurants and amenities and on a charming inner city street, it doesn't get better then this!!

Built in 1968

Essential Information

MLS® #	A2165794
Price	\$989,000
Sold Price	\$980,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,270
Acres	0.10
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	509 9a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4L3

Amenities

Parking Spaces	2
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Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, On Street, Permit Required
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Interior

Interior Features	Bookcases, Built-in Features, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, City Lot, Flag Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	September 28th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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