

# \$915,000 - 507 9a Street Ne, Calgary

MLS® #A2235262

**\$915,000**

4 Bedroom, 5.00 Bathroom, 2,022 sqft

Residential on 0.05 Acres

Bridgeland/Riverside, Calgary, Alberta

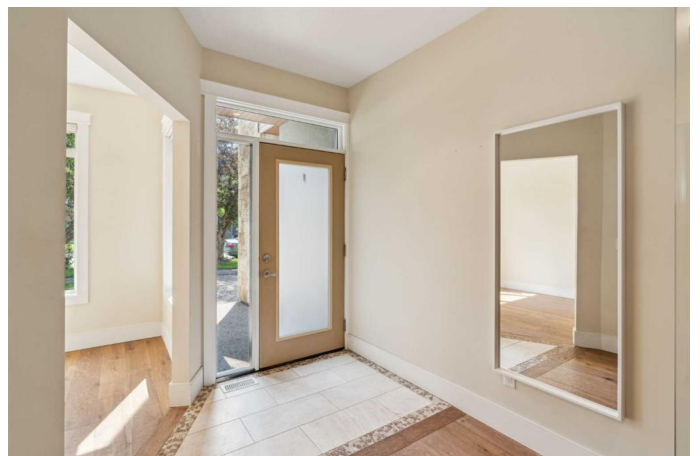
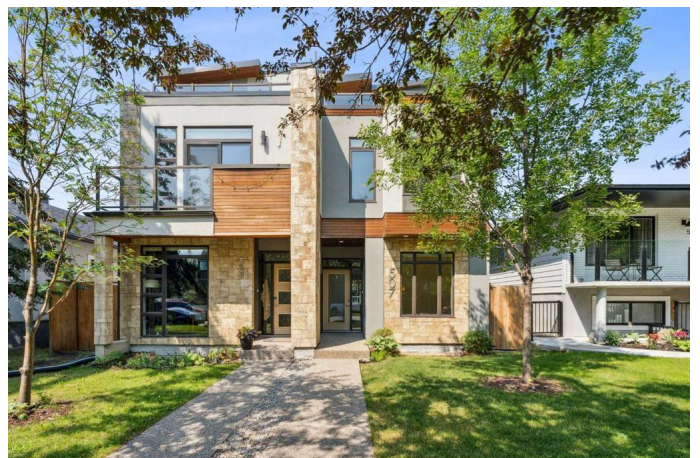
Situated on one of Bridgeland's most desirable tree-lined streets, this beautifully maintained 4-bedroom, 4.5-bathroom home offers over 2,600 sq. ft. of well-designed living space – blending modern elegance with inner-city convenience and exceptional family-friendly comfort.

Step inside to a contemporary open-concept main floor featuring engineered hardwood flooring and clean, upscale finishes. The formal dining area welcomes you with a large picture-frame window that perfectly captures the charm of the treelined street – a space that easily transitions into a home office or flex room. Architectural details like open riser stairs with floor-to-ceiling glass railings add a sleek, modern touch.

At the heart of the home, the gourmet kitchen is equipped with built-in JennAir appliances, a gas range, granite countertops, and sleek cabinetry, all opening into a sun-drenched living room. From here, French doors lead to a west-facing backyard oasis, ideal for barbecues, entertaining, or relaxing under mature trees.

Upstairs, the second floor features two generously sized bedrooms, each with its own private ensuite, along with a central study/den, office nook, and a convenient laundry area – perfect for busy families or professionals working from home.

The third level serves as a true primary retreat, complete with downtown skyline views, a spa-inspired ensuite with double vanity, glass



shower, and soaker tub, and a bonus sitting room that opens to a private balconyâ€”a perfect spot for morning coffee or quiet evenings.

The fully finished basement adds incredible versatility, featuring a large rec room, wet bar, fourth bedroom, full bathroom, and ample storage spaceâ€”ideal for guests, entertaining, or multi-generational living.

This home also offers central air conditioning and a single detached garage with a car lift, allowing room for two vehicles while maximizing backyard space. Located in a playground zone and within walking distance to Riverside Schoolâ€”one of Calgaryâ€™s top science-focused schoolsâ€”it also enjoys quick access to parks, river pathways, the CTrain, and beloved Bridgeland amenities such as Bridgeland Market, Made by Marcus, Phil & Sebastian, Blush Lane, and the Calgary Zoo.

Built in 2015

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2235262               |
| Price          | \$915,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,022                  |
| Acres          | 0.05                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                  |
|---------|------------------|
| Address | 507 9a Street Ne |
|---------|------------------|

|             |                      |
|-------------|----------------------|
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4L3              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Double Vanity, French Door, Granite Counters, No Animal Home, Open Floorplan, Wet Bar   |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, Built-In Refrigerator, Disposal |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | Back Lane             |
| Roof              | Asphalt/Gravel        |
| Construction      | Concrete, Wood Frame  |
| Foundation        | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 5               |
| Zoning         | R-CG            |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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