ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

507 9A Street NE Calgary, Alberta

MLS # A2235262



\$915,000

Division:	Bridgeland/Riverside					
Туре:	Residential/Duplex					
Style:	3 (or more) Storey, Attached-Side by Side					
Size:	2,022 sq.ft.	Age:	2015 (10 yrs old)			
Beds:	4	Baths:	4 full / 1 half			
Garage:	Single Garage Detached					
Lot Size:	0.05 Acre					
Lot Feat:	Back Lane					

orced Air	Water:	-
arpet, Ceramic Tile, Hardwood	Sewer:	-
sphalt/Gravel	Condo Fee:	-
nished, Full	LLD:	-
oncrete, Wood Frame	Zoning:	R-CG
oured Concrete	Utilities:	-
3	phalt/Gravel nished, Full encrete, Wood Frame	rpet, Ceramic Tile, Hardwood phalt/Gravel condo Fee: LLD: concrete, Wood Frame Zoning:

Features: Built-in Features, Double Vanity, French Door, Granite Counters, No Animal Home, Open Floorplan, Wet Bar

Inclusions: None

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 a JennAir fridge and Dacor appliances, including a gas range and build in oven and microwave, 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 balcony—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 space—ideal for guests, entertaining, or multi-generational living. This home also offers central air conditioning and a single

Capyrigy (c) 7075 Ridar Mat Movos. I bling data coursely at Homesone Rodily int. Voluntion is balanced to be related as no no gazantese.	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 School—one of Calgary's top science-focused schools—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.
Consists to 2009. Sphort bad Money I lating day, constant of black and a security to the second as a security to the second and the second as a second	
Considet to 2005 Behard Man Moore, Listing data country and Manageme Rockil, and Internation to Information to Information to Information and	
Countriebt (c) 2005 Rabon Hart Moore, I tables data countered of Hamacon Residut of Information in Indifferent to be satisfable by a service and	
Considely (d) 2025 Polyant Hart Moore listing data country of Unaccord Politic tall. Information is believed to be reliable but an expense and	
Convided (a) 2005 Debot Hart Macro, Listing data courtess of Hampeage Parkit, Inf., Information in half-wat to be activible but not recovered.	
Copyright (c) 2005 Pahort Hart Moore, Listing data counters of Hampeage Pacific Ltd. Information in halfstrand to be reliable but and vice-stand	
Convigible (a) 2025 Debog Hart Mago. Listing data gourdays of Homograp Profits Ltd. Information in believed to be reliable but not accounted.	
Convisions (c) 2025 Pohort Hart Magra, Listing data courtney of Hampeaga Pooling Ltd. Information in halicated to be reliable but and recovered.	
Convigibility 2025 Polyot Hort Moore, Licting data courtagy of Homograp Positiv Ltd. Information in hallowed to be reliable but not accommodified	
Converight (c) 2025 Pohort Hart Moore Listing data courtoes of Hamacore Poolity Ltd. Information is halicated to be reliable but as a recognised.	
Conversely (c) 2025 Pohort Hart Moore Listing data courtney of Hamacore Posity Ltd. Information is halicated to be reliable but as a reconstant	
Conversely (c) 2025 Pohort Hart Moore Listing data courtney of Hamacore Posity Ltd. Information is halicated to be reliable but as a reversely-	
Convergets (a) 2025 Polyot Hart Moore, Listing data courtney of Hamocore Poelty Ltd., Information is hallound to be reliable but and reversal and	
L ODVISION LOS ALLA MODOR HORIZAGORO LISTING GOLD COURTOSY OF HOMOGORO Modify Ltd. Intermedian in holicoved to be reliable but not accompany	Operately (s) 2005 Parker Hard Marco Listing data constraint (Harmon P. 18 14 14 17 18 18 18 18 18 18 18 18 18