

\$904,000 - 507 9a Street Ne, Calgary

MLS® #A2235262

\$904,000

4 Bedroom, 5.00 Bathroom, 2,022 sqft
Residential on 0.05 Acres

Bridgeland/Riverside, Calgary, Alberta

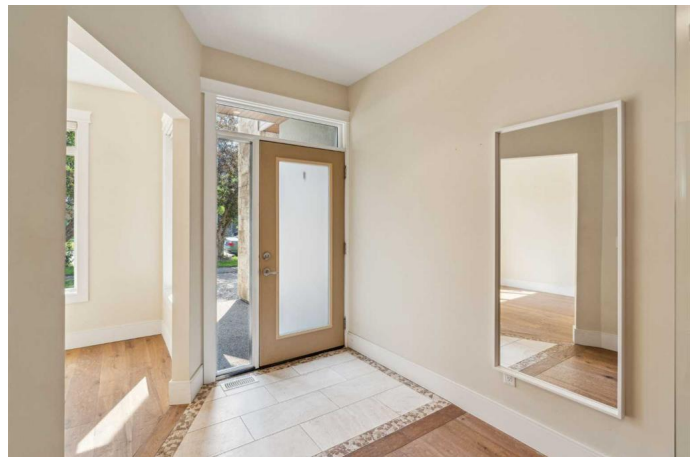
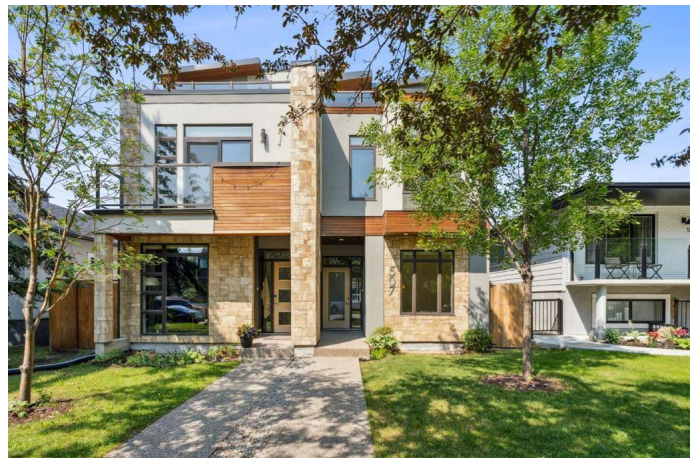
Situated on one of Bridgeland's most desirable tree-lined streets, this beautifully maintained 4-bedroom, 4.5-bathroom home offers over 2,600 sq. ft. of well-designed living space – blending modern elegance with inner-city convenience and exceptional family-friendly comfort.

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 a JennAir fridge and Dacor appliances, including a gas range and built-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 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.

Built in 2015

Essential Information

MLS® #	A2235262
Price	\$904,000
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, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings, 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	44
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.