

222 9A Street NE
Calgary, Alberta

MLS # A2241369



\$979,900

Division:	Bridgeland/Riverside		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,819 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Low Maintenance Land		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Veneer, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	In ceiling speakers, out door speakers, all door bell cameras and garage security camera		

FORGET THE CITY HUSTLE, THIS SPOT GIVES YOU EVERYTHING WITHOUT THE DOWNTOWN CHAOS! This architecturally striking masterpiece nestled in the heart of Bridgeland, just steps from local caf  s, restaurants, markets, parks, schools, the Calgary Zoo, Bow River pathways, and even downtown Calgary. From the moment you arrive, the modern curb appeal and third floor west-facing balcony with skyline views set the tone for what's inside. The main floor stuns with wide plank flooring, soaring ceilings, an open riser staircase with glass accents, designer lighting, a cozy gas fireplace, and a chef-inspired kitchen that connects seamlessly to a smartly designed mudroom and discreet powder room. The second level features two large bedrooms, each with its own ensuite and custom closet, plus a central family/bonus room perfect for unwinding. The third-floor primary retreat, currently used as an office, is a showstopper with vaulted ceilings, a west-facing balcony offering magical sunsets, a spa-like 5-piece ensuite, and a generous walk-in closet. The fully developed basement adds even more versatility with a fourth bedroom (currently a gym), a stylish bathroom, a spacious rec/media room, and an entertainer's wet bar. Outside, enjoy a tranquil, fully fenced backyard with a private patio, built-in gas line for BBQs, and outdoor speakers, ideal for summer gatherings. Additional features include a double detached garage (HEATED), central A/C, in-ceiling speakers throughout, water softener, water filtration system, and countless thoughtful upgrades and custom built-ins. This is your chance to live in one of Calgary's most walkable and vibrant communities, book your private showing today and enjoy all that trendy Bridgeland has to offer. Virtual Tour Available!