

\$979,900 - 222 9a Street Ne, Calgary

MLS® #A2241369

\$979,900

4 Bedroom, 5.00 Bathroom, 1,819 sqft

Residential on 0.06 Acres

Bridgeland/Riverside, Calgary, Alberta

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, 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!

Built in 2020

Essential Information

MLS® #	A2241369
Price	\$979,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,819
Acres	0.06
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	222 9a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

Interior

Interior 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
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Level, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	Real Broker
----------------	-------------

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.