

156 9 Street NE
Calgary, Alberta

MLS # A2287780



\$550,000

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,817 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Private, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,023
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		

Inclusions: none

Live, work, and play in this exceptional two bedroom townhome in the heart of vibrant Bridgeland, offering rare residential and commercial zoning ideal for today's urban lifestyle. Designed with both comfort and functionality in mind, this beautifully appointed home features two spacious bedrooms with large windows that share a well appointed bathroom complete with soaker tub, glass shower, and generous vanity. The main living level is perfect for entertaining, with a stylish kitchen, adjoining dining area with patio access, and a bright north facing living room highlighted by a cozy gas fireplace. A convenient two piece bathroom and Juliette balcony overlooking the inner courtyard complete this floor. The attached above ground garage has been thoughtfully converted into a versatile office and workspace, ideal for professionals, creatives, or anyone seeking a dedicated work from home setup. Step outside to enjoy the stunning rooftop patio with sweeping city views, architectural glass railings, and warm wood decking, creating the perfect space for relaxing or hosting guests. With coffee shops, restaurants, and everyday amenities just steps from your front door, you may find your vehicle spending more time in its heated underground parking stall. Commuting is effortless with the C Train only two blocks away. This home also offers full smart home automation, allowing you to control heating, lighting, blinds, and networking from anywhere, blending modern convenience with sophisticated urban living. Thoughtful design, tasteful finishes, and an unbeatable location make this townhome a rare opportunity in one of Calgary's most sought after inner city communities.