

# \$1,268,800 - 1109 9 Street Se, Calgary

MLS® #A2198109

**\$1,268,800**

4 Bedroom, 5.00 Bathroom, 2,106 sqft

Residential on 0.09 Acres

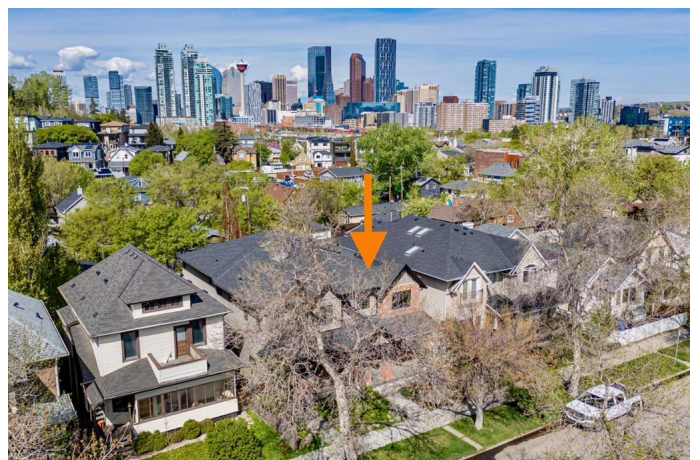
Ramsay, Calgary, Alberta

**\*\* OPEN HOUSE SAT JUNE 14, 1-3PM\*\***

This stunning side-by-side infill isn't just a place to live – it's a place to thrive. (Don't forget to check out the self-guided Video!) Thoughtfully designed and solidly built, this home has over 3,100 sq ft of finished living space on a rare 150-ft DEEP LOT, nestled on a quiet street just minutes from downtown.

From the brick exterior to the low-maintenance xeriscape landscaping, every detail has been carefully curated for both style and function. Spend your mornings soaking in the jacuzzi hot tub on the PRIVATE LOWER PATIO and your evenings enjoying DOWNTOWN SKYLINE VIEWS from the west-facing deck, complete with a POWERED AWNING that creates an effortless indoor-outdoor flow. Inside, you'll find FRESH PAINT throughout all three levels, along with upscale finishes like 10-ft ceilings, 8-ft solid core doors, hardwood floors, Pella and Lux windows, and skylights that flood the home with NATURAL LIGHT.

The main floor welcomes you with a grand foyer, an elegant dining area that comfortably seats eight, and a kitchen designed to impress – featuring a commercial-grade gas stove, walk-in pantry, soft-close cabinetry, quartz countertops and breakfast bar. The open-concept family room has a gas fireplace and is filled with WEST-FACING LIGHT AND CITY VIEWS, making it ideal for entertaining. Upstairs, retreat to the spacious primary suite



with captivating skyline views, a cozy electric fireplace, walk-in closet, and a luxurious 5-piece ensuite with heated floors, dual vanities, and a completely separate private water closet with its own sink and makeup area. Two additional bedrooms (one with built-ins for an office), a full bath, and a convenient upper-level laundry room complete this floor.

Downstairs, enjoy movie nights with the K&W audio HOME THEATRE including a 106" screen and immersive sound system. Entertain effortlessly with a full-service wet bar, or unwind in your private steam shower.

Additional features include:

- Central A/C

- Vacuflo system

- Kinetico water softener + kitchen filtration system

- RADON MITIGATION SYSTEM

- Sump pump

- POWER BLINDS.

The oversized double garage is heated, insulated, and upgraded with BRAND NEW EPOXY FLOORING, plus a bonus bump-out for your motorcycle, tools, or creative space.

Step outside and embrace the best of inner-city living – walk to downtown, catch a game at the Saddledome, an event at the Stampede, explore the trails of the Bird Sanctuary (15 mins by bike), or unwind at local favourites like Red's Diner (3 mins) and Cold Garden Brewery (8 mins).

This home is more than beautiful – it's low-maintenance, move-in ready, and deeply livable.

Built in 2009

## Essential Information

MLS® #	A2198109
Price	\$1,268,800
Bedrooms	4

Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,106
Acres	0.09
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

### **Community Information**

Address	1109 9 Street Se
Subdivision	Ramsay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G3B3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Breakfast Bar, Central Vacuum, High Ceilings, Open Floorplan, Skylight(s), Steam Room, Storage, Sump Pump(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Range Hood, Refrigerator, Central Air Conditioner, Garburator, Gas Stove, Humidifier, Washer/Dryer, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Living Room, Basement, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Low Maintenance Landscape, Views, Back Yard, Garden, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	46
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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