

# \$625,000 - 514 9a Street Ne, Calgary

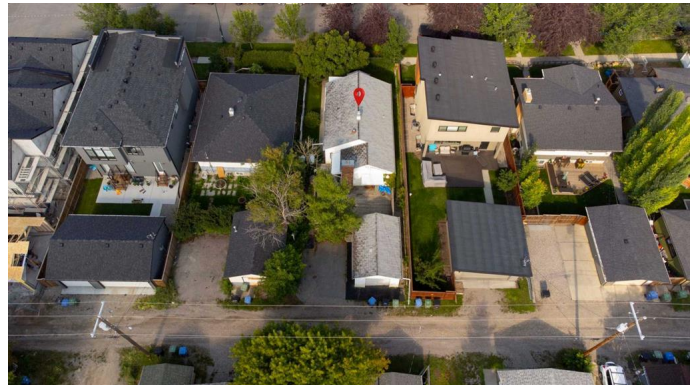
MLS® #A2244403

**\$625,000**

5 Bedroom, 2.00 Bathroom, 1,011 sqft  
Residential on 0.10 Acres

Bridgeland/Riverside, Calgary, Alberta

Prime Development Opportunity in the Heart of Bridgeland-Riverside, offering a 40 ft x 110 ft Lot. Nestled on a quiet, TREE-LINED STREET in one of Calgary's most sought-after INNER-CITY COMMUNITIES, this 40' x 110' lot offers an exceptional opportunity for REDEVELOPMENT or INVESTMENT. Whether you're looking to build your DREAM HOME or pursue a MODERN INFILL PROJECT, this property provides the ideal canvas. Bridgeland-Riverside is a dynamic neighborhood currently experiencing a WAVE OF REVITALIZATION, with new RESIDENTIAL DEVELOPMENTS and THRIVING LOCAL BUSINESSES adding to its unique urban charm. Residents enjoy a strong sense of community, PEDESTRIAN-FRIENDLY STREETS, and a vibrant mix of character homes, sleek infills, and stylish condos. Enjoy proximity to several PARKS and GREEN SPACES, including Murdoch Park and the scenic BOW RIVER PATHWAY—perfect for walking, cycling, and year-round recreation. All this, just MINUTES FROM DOWNTOWN Calgary, with an easy walk to a wide range of amenities including trendy caf  s, boutique shops, top-rated restaurants, and public transit. This is more than just a property—it's an OPPORTUNITY TO BECOME PART OF A GROWING, CONNECTED, AND HIGHLY LIVEABLE NEIGHBORHOOD. Don't miss your chance to invest in Bridgeland's exciting future.



Built in 1949

## Essential Information

MLS® #	A2244403
Price	\$625,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,011
Acres	0.10
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	514 9a Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4L4

## Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 31st, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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