

# \$1,900,000 - 804 9a Street Ne, Calgary

MLS® #A2234105

**\$1,900,000**

4 Bedroom, 4.00 Bathroom, 3,045 sqft

Residential on 0.14 Acres

Renfrew, Calgary, Alberta

OPEN HOUSE SATURDAY June 28 (1:00-3:00pm). Where timeless design meets unmatched cityscapes, discover this extraordinary custom-built residence perched on a prime corner lot in the sought-after neighborhood of Renfrew. Boasting over 4,100 sq ft of meticulously crafted living space, this home offers breathtaking, unobstructed views of downtown Calgary stretching to the majestic Rocky Mountains. Whether you're hosting guests or enjoying a peaceful evening, the private backyard oasis with its built-in fireplace, and front-row seat to the Stampede fireworks is the perfect setting.

Inside, you'll find four spacious bedrooms and four luxurious bathrooms, the elegant primary suite features a spa-inspired ensuite with a steam shower, all designed with comfort, character, and functionality in mind. Elegant Romeo and Juliet balconies in both the primary suite and a second downtown-facing bedroom that open to panoramic city views, creating a romantic, airy ambiance.

At the heart of the home is a gourmet chef's kitchen, featuring a 13-foot breakfast bar, a 9-foot island, high-end stainless steel appliances, ample prep space, rich cherry wood cabinetry, and Brazilian granite countertops. A chef's dream pantry provides generous space and easy access to everything you need to create your culinary



creations.

The dining room features a patio door that seamlessly opens to the outdoors, blending indoor comfort with open-air enjoyment. The lower level features a dedicated theatre room, perfect for entertainment and relaxed movie nights. Imported Italian travertine tile flows seamlessly throughout the home, complemented by two natural gas fireplaces that add warmth and charm.

Constructed with insulated concrete forms (ICF), the home offers superior energy efficiency and sound insulation. In-floor heating, central air conditioning, and a heated double attached garage further elevate everyday comfort. For added versatility, the home includes a pre-built elevator shaft for future elevator installation.

Additional highlights include upper-level laundry, a main-floor office or den, expansive walk-in closets, underground sprinklers, a built-in Vacuflo system, and a beautifully landscaped yard with two mature pear trees and a spacious main deck accessible from the main floor living area. Exquisite brick detailing throughout the homeâ€™s interior and exterior showcases craftsmanship and timeless design.

Meticulously maintained and showcasing true pride of ownership, this one-of-a-kind home is a standout gem in one of Calgaryâ€™s most sought-after inner-city communities.

Envision a life where everyday feels like  
â€œLife is Good.â€•

Built in 2008

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2234105    |
| Price          | \$1,900,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 3,045       |
| Acres          | 0.14        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 804 9a Street Ne |
| Subdivision | Renfrew          |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E4L6           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer                                                                                                                                                                                                                |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                                              |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                                                |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                                              |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, Storage                            |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                               |
| Construction      | Brick, ICFs (Insulated Concrete Forms)                                                                        |
| Foundation        | ICF Block, Poured Concrete                                                                                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 13              |
| Zoning         | R-CG            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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