

\$1,398,500 - 1109 9 Street Se, Calgary

MLS® #A2198109

\$1,398,500

4 Bedroom, 5.00 Bathroom, 2,106 sqft

Residential on 0.09 Acres

Ramsay, Calgary, Alberta

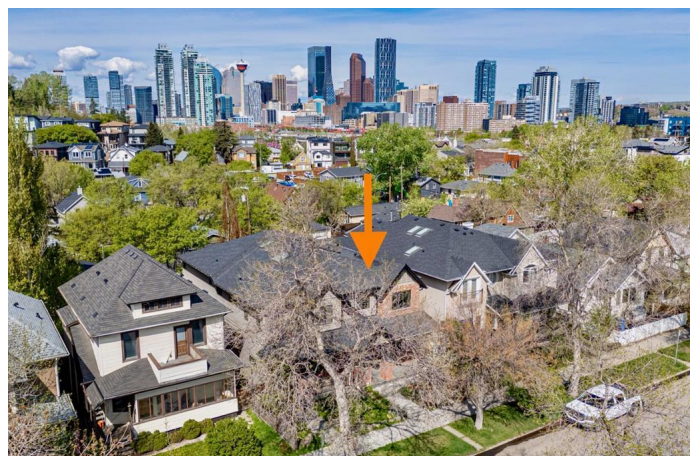
This stunning side-by-side infill isn't just a place to live – it's a place to thrive. Thoughtfully designed and solidly built, this home sets itself apart with over 3,100 sq ft of finished living space on a rare 150-ft deep lot, nestled on a quiet street just minutes from downtown.

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.

Welcome to a lifestyle where home, community, and convenience come together perfectly.

Built in 2009

Essential Information

| | |
|----------|-------------|
| MLS® # | A2198109 |
| Price | \$1,398,500 |
| 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 | 2 Storey, Side by Side |
| 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 | Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Steam Room |
| Appliances | Central Air Conditioner, Dishwasher, Garburator, Gas Stove, Humidifier, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Wine Refrigerator |
| Heating | High Efficiency, In Floor, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Basement, Electric, Gas, Living Room, Master Bedroom |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

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

Additional Information

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|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 6 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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