

**804 9A Street NE  
Calgary, Alberta**

**MLS # A2217103**



**\$2,200,000**

<b>Division:</b>	Renfrew		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,045 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Str		
<b>Heating:</b>	Fireplace(s), Forced Air		
<b>Floors:</b>	Ceramic Tile, Concrete, Wood		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	Finished, Full		
<b>Exterior:</b>	Brick, ICFs (Insulated Concrete Forms)		
<b>Foundation:</b>	ICF Block, Poured Concrete		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	-		
<b>LLD:</b>	-		
<b>Zoning:</b>	R-CG		
<b>Utilities:</b>	-		

**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

**Inclusions:** N/A

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 home'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 Calgary's most sought-after inner-city communities. Envision a life where everyday feels like "Life is Good."