



**Erin Ferguson**  
**Phone:** 403-992-3746  
**Mobile:**  
**Fax:**  
**Email:** erin@erinferguson.ca  
**Office:** 403-992-3746

**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**1009 4 Avenue NE, Bridgeland/Riverside, Calgary, Alberta, T2E 6R3, Ca**

**MLS®# A1258563**

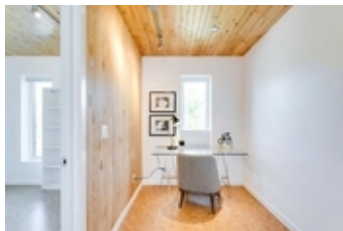
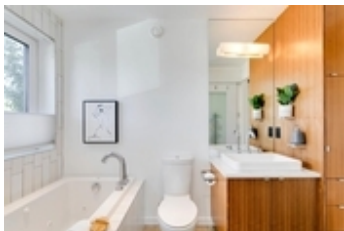
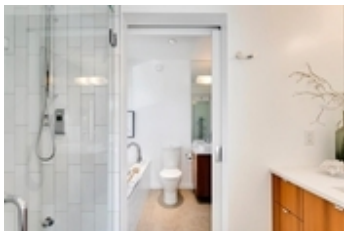
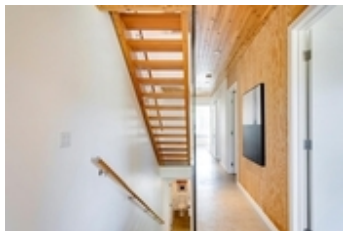
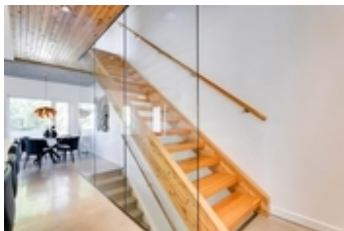
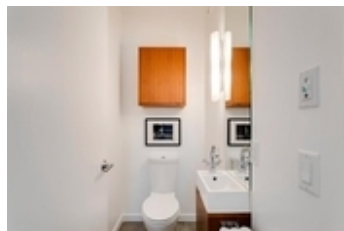
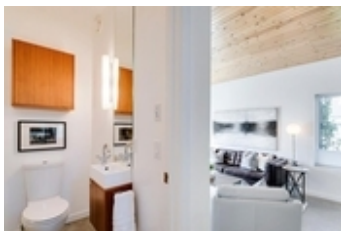


<b>Property Value</b>	\$829,900
<b>Type</b>	Semi Detached
<b>Style</b>	3 Storey, Side by Side
<b>Basement</b>	Finished, Full
<b>Parking</b>	Double Garage Detached
<b>Year Built</b>	2012
<b>Living Area</b>	1,277.86 sq.ft.
<b>Lot Frontage</b>	22.31 ft
<b>Lot Size Area</b>	2,454 sq.ft.
<b>Bedrooms</b>	4
<b>Bathrooms</b>	2 full & 1 half

## Description

Welcome to the stunning CUSTOM home in Bridgeland. Designed by KaBeN, a collaborative architecture + design firm, this home is one you don't want to miss! Featured in Calgary's Modern Architecture + Design Society architectural Tour, this home was built with sustainability in mind and no shortage of thoughtful upgrades to set it apart. Sitting on a corner lot of a quiet street, this beautifully crafted home was made to showcase uniqueness and design and stands out from the standard infill. This home provides everything you need to enjoy your inner-city lifestyle including 4 bedrooms 2.5 baths, two outdoor spaces, triple pane windows and in floor heat provide comfort and efficiency, plus its directly across from a beautiful park!! As you enter you will notice the bright open space and unique features such as panel exterior, wood and plaster ceiling unlike traditional infills that make this space stand out. A spacious kitchen with large island trendy green accents gives the space a loft-like feel and complement with other elements such as concrete flooring, natural wood, and glass railings and more. You will also find a powder room offset from entertaining which completes this floor. Keeping cohesiveness in mind, on the 2nd floor you will find the primary bedroom with an ensuite steam shower and cheater pocket door which leads to an additional bathroom. This floor also features 2 additional bedrooms as well as a flex space which could be used as an office, library or reading nook. Head on up to the 3rd floor which takes you up to a sunny full-sized 620 sqft rooftop patio spanning the entire floor with views from east to west as well as overlooking our fantastic Calgary skyline. This patio was designed to enjoy entertaining with space for dining, a large garden, natural gas and hot water for a hot tub as well as a wet bar. On the lower level/basement you will find a well-appointed recreation room, built in credenza, an additional bedroom with a built-in murphy bed and bathroom. Enjoy the sunny Calgary days in your very private, west facing yard complete with low maintenance turf as well as a double detached garage. Take advantage of this amazing quiet location that is steps from 9a Street Park, and a quick 3-minute walk to Bridgeland's fantastic amenities. Commuting into downtown is easy and a quick drive, walk or transit over the bridge into everything downtown has to offer. If you're looking for a home that is unique, conversational, and built with a bigger picture in mind look no further, this is it!









## Disclaimer

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