



**1428 9 Street NW
Calgary, Alberta**

MLS # A2288754



\$1,750,000

Division:	Rosedale		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,743 sq.ft.	Age:	1995 (31 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Interior Lot, Landscaped, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Walk-In Closet(s), Wired for Sound

Inclusions: Living Room Built-in TV, Refrigerator in Basement, 2 Rain Barrels, Storage Room Metal Shelving, Gas Patio Heater, BBQ, Basement Sofa, Murphy Bed

From the front veranda, step inside to a space defined by quiet sophistication, clean contemporary lines, warm maple hardwood, and an abundance of natural light filtering through expansive windows in this fantastic bungalow style living property. From the front entry, the home opens into the living room where a wood-burning fireplace creates a striking focal point, complemented by upgraded built-in speakers and a cleverly concealed "peek-a-boo" TV door that keeps the space polished when you're entertaining. Just beyond, the dining room is perfectly positioned for hosted evenings and holiday gatherings, flowing seamlessly into the beautifully updated kitchen, designed for both style and function with generous cabinetry, ample prep space, and a new Sub-Zero fridge anchoring the stainless-steel appliance package. Continue through to the family room, an inviting space to unwind with its own fireplace and an effortless connection outdoors through garden doors leading to the covered deck with heat lamps, ideal for outdoor dinners, morning coffee, and evenings spent under the lush canopy of mature trees and the stars. Tucked nearby, the den offers a cozy, elevated space, perfect as a reading room, home office, or intimate sitting area. The primary bedroom is a true sanctuary, complete with a recently renovated ensuite featuring a luxurious steam shower. A second main-floor bedroom offers excellent flexibility for guests or family, paired with the convenience of additional bathroom access that makes everyday living feel effortless. Upstairs, loft unfolds with peaked ceilings and dormer windows, creating a private bedroom suite with a full bath, an ideal space for teens, visitors, creative work, or a quiet escape that feels entirely its own. Downstairs, the basement expands your lifestyle options with a spacious family/rec room anchored by a gas

fireplace, plus a Murphy bed setup for comfortable overnight guests. A large storage room keeps everything organized and out of sight. There is a total of 4,145 sqft of space across the three levels. A few standout upgrades from the home's extensive list include a new high-efficiency furnace, a new A/C unit, a new hot water tank, a soft water system, insulation (2024), new loft window glass, and freshly painted fencing, all delivering modern comfort, energy efficiency, and true peace of mind. And with the rare luxury of a triple attached garage in this location, this is a truly special, high-end Rosedale home, beautifully curated, exceptionally maintained, and designed to be lived in with ease.