

# \$2,099,999 - 8990 9 Avenue Sw, Calgary

MLS® #A2216085

**\$2,099,999**

4 Bedroom, 5.00 Bathroom, 3,490 sqft

Residential on 0.05 Acres

West Springs, Calgary, Alberta

A truly one of a kind corner property with PRIVATE half acre GATED ESTATE in the middle of West Springs. A short walk to the elementary & junior high schools, shopping, renowned restaurants & services. Close to best private schools including Webber Academy, Calgary Academy, Rundle and French International. This Wentworth Estate property is absolutely gorgeous with extensive landscaping features including: WATERFALL, KOI POND, GARDEN FOUNTAIN, GAZEBO, FIREPIT, SWIMMING POOL, just to name a few. VERY private lot lined with grown up trees and shrubs with very MATURE landscape, large deck, covered HOT TUB & 3 season SUN ROOM and full online SPRINKLER system. This 2-storey property is approx. 5000 SqFt with 2 double garage and fully developed basement. Main floor has large FORMAL ROOM, open concept KITCHEN & LIVING ROOM, OFFICE with custom Built-Ins. The gourmet kitchen features loads of beautiful custom cabinetry, 10' ceilings, center island, eating bar, walk-in pantry & stainless steel appliance including a large formal DINNING AREA. Upper floor includes a MASSIVE master bedroom with an ELEGANT 5-piece ensuite that includes a jetted soaker tub, stand in shower and a HUGE walk-in closet with loads of storage and custom built-ins. Plus 2 additional spacious bedrooms, 4-piece bathroom, laundry room and BONUS ROOM with custom Built-Ins. LOWER LEVEL is fully finished and is any guys dream space with



custom WET BAR, MEDIA ROOM, GAMES ROOM/POOL TABLE, GYM, 5 piece bathroom with STEAM SHOWER and seating area with CUSTOM Built-Ins and feature wall. Property offers fully finished and HEATED double car garage, another fully finished double car garage with total of 4 garage parking and another 2-4 cars/boat/RV parking inside the GATED driveway. This ESTATE is a MUST to view and does not come often to market.

Built in 2007

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216085                         |
| Price          | \$2,099,999                      |
| Bedrooms       | 4                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 3                                |
| Half Baths     | 2                                |
| Square Footage | 3,490                            |
| Acres          | 0.05                             |
| Year Built     | 2007                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 8990 9 Avenue Sw |
| Subdivision | West Springs     |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3H 0C9          |

### Amenities

|           |  |
|-----------|--|
| Amenities | None   |
| Utilities | Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected, Water Connected, Cable |

|                |  |
|----------------|--|
|                | Connected  |
| Parking Spaces | 4  |
| Parking        | Driveway, Enclosed, Heated Garage, Parking Pad, Quad or More Attached, Aggregate |
| # of Garages   | 4  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Smart Home, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Decorative, Double Sided, Family Room, Gas, Living Room, Mantle, Marble  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Garden, Lighting, Private Entrance, Private Yard, Storage   |
| Lot Description   | Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Gazebo, Landscaped, Lawn, Many Trees, Private, Underground Sprinklers, Waterfall, Yard Lights |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 4             |
| Zoning         | R-G           |
| HOA Fees       | 300           |
| HOA Fees Freq. | ANN           |

**Listing Details**

Listing Office                      Century 21 Bravo Realty

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