

# \$1,150,000 - 9 Manor Road Sw, Calgary

MLS® #A2242365

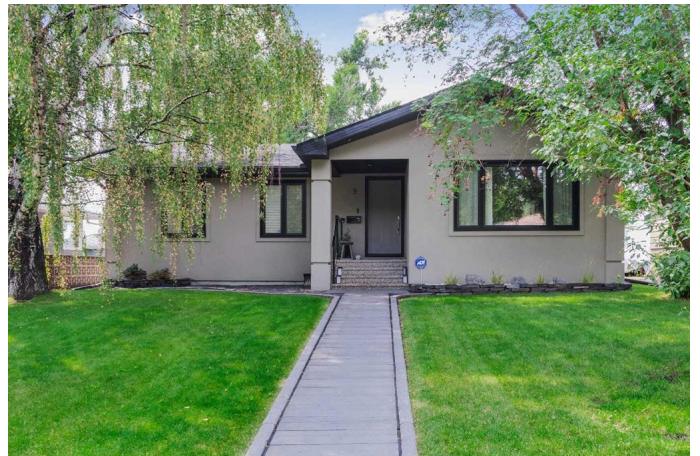
**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.15 Acres

Meadowlark Park, Calgary, Alberta

Welcome to this Beautiful Fully Renovated Bungalow with over 2400 sqft of living space in the popular community of Meadowlark. Fantastic high-end finishing throughout including Viking appliances, hardwood floors, quartz & marble countertops and Denca kitchen cabinetry. Lovely location close to shopping and Glenmore Trail but also private backing onto a greenspace. The main features a wonderful open floor plan with large family/living room with modern electric fireplace and hardwood flooring, spacious dining room that can accommodate a large table for entertaining. The kitchen is fully upgraded with Viking stainless appliances, 8 burner gas stove, under-cab lighting, wine fridge, large island with quartz countertop, pot lighting and Denca cabinetry. There's also a patio door to the back deck for easy indoor-outdoor entertaining. The master includes a gorgeous ensuite with heated floors, large vanity with double sinks and marble countertop and fully tiled, steam shower with his and hers shower heads. The large walk-in closet is sure to impress with loads of built-in cabinets for storage. A second bedroom and 4 pc bath complete this main level. The lower level features a huge rec room with gas fireplace and wet bar with wine fridge, 2 more nice sized bedrooms, huge laundry room with loads of storage space and a second 4 pc bathroom. Outside you will love the huge south facing, maintenance free deck space that overlooks the greenspace, cute



single garage and a large RV parking stall beside that can accommodate a 30â€™™ RV or multiple vehicles. Fully fenced yard with mature trees front and back and nicely landscaped, perfect for hosting a summer event.

Built in 1956

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242365    |
| Price          | \$1,150,000 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,337       |
| Acres          | 0.15        |
| Year Built     | 1956        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 9 Manor Road Sw |
| Subdivision | Meadowlark Park |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2V 1Z8         |

**Amenities**

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                |
| Parking        | Alley Access, Off Street, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                                |

**Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Open Floorplan                                                                                                                           |
| Appliances      | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                                  |
| Cooling         | Central Air                                                                                                                              |
| Fireplace       | Yes                                                                                                                                      |
| # of Fireplaces | 2                                                                                                                                        |
| Fireplaces      | Electric, Gas                                                                                                                            |
| Has Basement    | Yes                                                                                                                                      |
| Basement        | Finished, Full                                                                                                                           |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | None                                                         |
| Lot Description   | Back Lane, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Stucco, Wood Frame                                           |
| Foundation        | Poured Concrete                                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 4               |
| Zoning         | R-CG            |

## Listing Details

|                |               |
|----------------|---------------|
| Listing Office | Evolve Realty |
|----------------|---------------|

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