

\$1,100,000 - 9 Manor Road Sw, Calgary

MLS® #A2242365

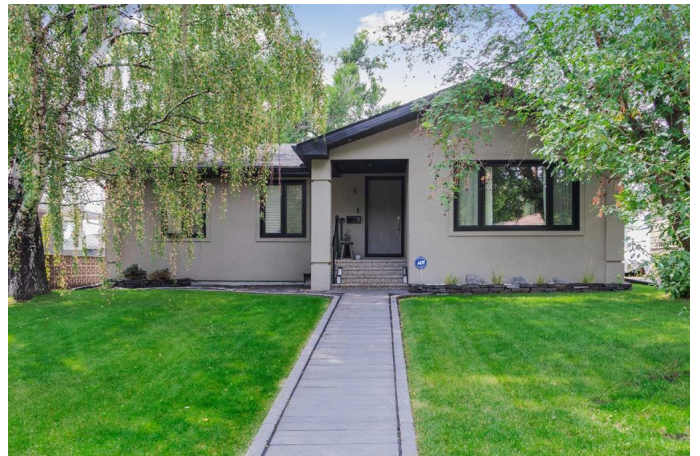
\$1,100,000

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	\$1,100,000
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	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Electric
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	59
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.