

# \$829,000 - 906 Drury Avenue Ne, Calgary

MLS® #A2266855

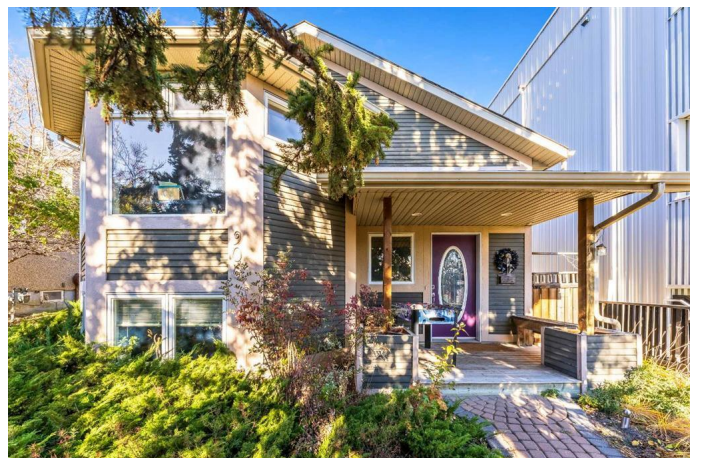
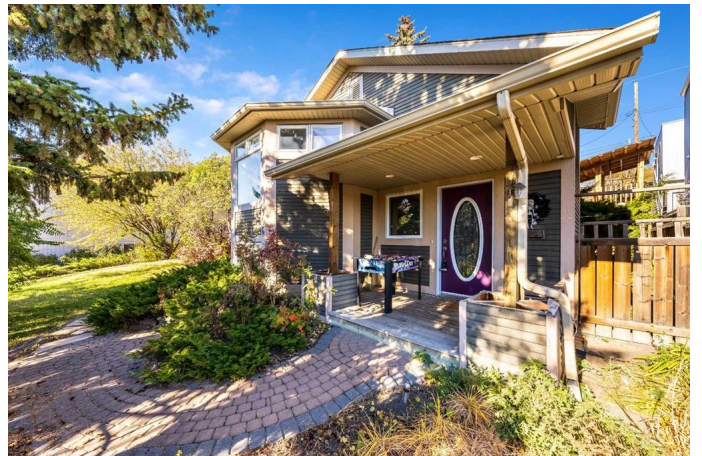
**\$829,000**

3 Bedroom, 2.00 Bathroom, 937 sqft  
Residential on 0.12 Acres

Bridgeland/Riverside, Calgary, Alberta

Inner city living in a Bridgeland character home has come knocking! From the moment you step off the sidewalk to come up the walk youâ€™ll be wowed by this charming home, a perfect balance of indoor space and a relaxing outdoor oasis. This home was renovated to the studs in 2004 and expanded so the major components are to current standards. From the landing at the front entry of this bilevel, youâ€™ll find light-filled space after light-filled space. The upper living room offers a view toward the SW over the city skyline. Youâ€™ll appreciate the spacious dining room which is perfect for family get-togethers and showcases charming original details like elegant wooden window casings. The modern style kitchen offers lots of counter space and storage â€“ youâ€™ll love the gas range and if you like to BBQ you can step out the back entrance onto a cozy porch and nearby patio which features a relaxing pond and plenty of privacy. The main level offers two well-proportioned bedrooms and a 4-piece bath.

Explore the lower level and find a family room with large windows and a city view. Thereâ€™s another spacious bedroom and 3-piece bath as well as a laundry room and a mechanical/storage room that has a workbench and space for additional storage. The electrical panel was redone in 2004 when the addition/down to studs renovation was completed. The roof was redone in 2019 and the HWT in 2022. The property has an



inground irrigation system and pond and features some lovely landscaping, unique trees and a lot of privacy. There is no alley behind the house, itâ€™s a quiet street and thereâ€™s a large park behind the house. The home is charming and functional and offers a twist on inner city living due to its secluded setting on a sloping lot with views. There is also a single garage sized workshop/storage shed at the top of the hill. The lot is approximately 11m wide by 42m deep.

Built in 1931

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2266855    |
| Price          | \$829,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 937         |
| Acres          | 0.12        |
| Year Built     | 1931        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 906 Drury Avenue Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 0M2              |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Beamed Ceilings, No Animal Home, No Smoking Home, See Remarks         |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Landscaped, Other, Private, See Remarks, Underground Sprinklers, Views, Secluded |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 25th, 2025 |
| Days on Market | 8                  |
| Zoning         | R-CG               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Hope Street Real Estate Corp. |
|----------------|-------------------------------|

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