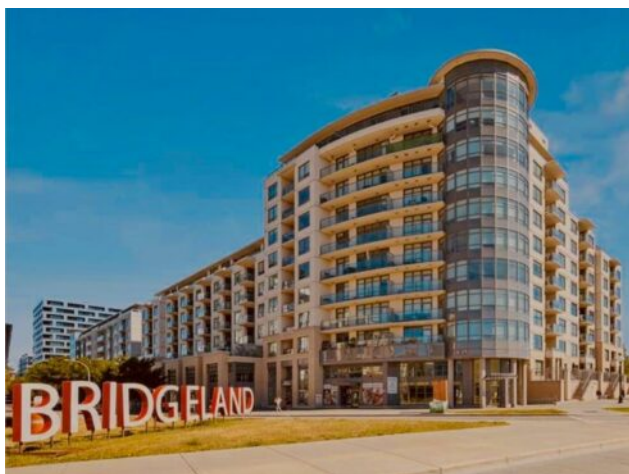


712, 38 9 Street NE
Calgary, Alberta

MLS # A2259145



\$349,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 402
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: All furniture (beds, lamps, sofa, chair, coffee table, 2X side tables, TV, TV stand, bar stools, pictures on the wall, decor furniture)

Welcome to this stylish west-facing 1-bedroom, 1-bathroom condo offering stunning downtown views, ideally located just steps from the C-Train. Whether you're a first-time homebuyer or an investor, this property presents an exceptional opportunity — currently operating as a successful short-term rental with a 30-day minimum stay. The condo comes fully furnished, with all modern and thoughtfully selected decor included in the sale, making it completely move-in or rental ready. Inside, you'll find a bright and open floor plan that seamlessly connects the living area to a sleek, modern kitchen featuring stainless steel appliances and contemporary cabinetry. Comfort is enhanced with central air cooling, and convenience is at your fingertips with an underground parking stall and a storage locker. The building offers a well-rounded lifestyle with exclusive access to a fully equipped gym, a beautifully designed party room, a comfortable guest suite for visitors, a dog wash station, and a community garden for those with a green thumb. This home effortlessly combines style, comfort, and location — just minutes from the heart of downtown. Don't miss your chance to own this turnkey gem. Call today for your private showing!