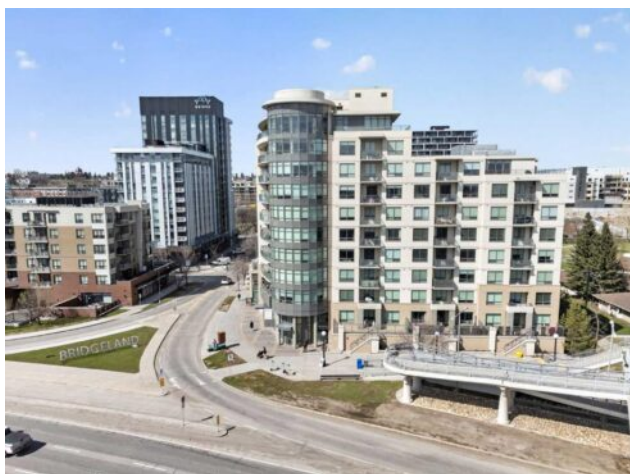


**204, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2305987**



**\$450,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside                      |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit               |               |                   |
| <b>Size:</b>     | 827 sq.ft.                                | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | -   |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                | <b>Condo Fee:</b> | \$ 604 |
| <b>Basement:</b>   | -                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Smoking Home, Quartz Counters |                   |        |

**Inclusions:** NA

Welcome to this beautifully presented 2 bedroom, 2 bathroom street level walk-up in the heart of Bridgeland. With showhome quality presentation and a rare private entry, this home offers the convenience of condo living with the feel of direct outdoor access. Inside, the open-concept layout is bright, refined, and thoughtfully finished, creating a comfortable space for everyday living and entertaining. The kitchen flows seamlessly into the living and dining areas, while the two-bedroom, two-bathroom design offers excellent flexibility for guests, roommates, or a home office. One of the standout features is the massive south-facing patio, offering exceptional outdoor living space for morning coffee, summer evenings, pets, or entertaining. With street level access, coming and going is effortless. Residents enjoy a full suite of amenities including a fitness gym, guest suite, owner's lounge with theatre room, and a landscaped courtyard complete with bbq areas and garden plots. Located in one of Calgary's most connected inner-city communities, this home offers incredibly convenient access to downtown and the LRT, along with nearby river pathways, parks, cafes, and restaurants. A rare combination of presentation, outdoor space, and walkability.