

**419, 46 9 Street NE**  
**Calgary, Alberta**

**MLS # A2310281**



**\$475,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	833 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 570
<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>	Breakfast Bar, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

Bridgeland is one of those neighbourhoods that people move to once and never want to leave. The walkability, the food scene, the parks, the river, it all adds up to a lifestyle that's genuinely hard to replicate anywhere else in Calgary. This condo sits right in the middle of it. Two bedrooms, two bathrooms, 833 sq. ft. of air-conditioned living space and two private balconies, one off each bedroom. That last detail matters more than it sounds. Most condos give you one shared outdoor space, if that. Here, both bedrooms have their own access to fresh air. Morning coffee or unwinding at the end of the day. The primary balcony has a gas line for summer barbecues, which makes it a proper outdoor extension of the living space, not just a place to store a chair. Inside, the layout is open-concept and well-proportioned, the kind of space that feels larger than the square footage suggests because the flow actually makes sense. Natural light comes through generously, and the finishes are genuinely upscale without feeling cold. The kitchen is the centrepiece: gas cooktop, quartz countertops, KitchenAid and Fisher & Paykel appliances, and sleek cabinetry that gives the whole space a clean, elevated look. This is a kitchen you'll actually want to cook in and entertain from. The living and dining areas connect naturally, giving you room to host without things feeling tight. Both bedrooms are well-sized, and having two full bathrooms in a two-bedroom condo is something you notice immediately when you're comparing options in this market. Step outside and Bridgeland delivers. Murdoch Park is right there, open fields, a playground, tennis courts, a baseball diamond, and pathways that make it a genuine neighbourhood gathering spot. From there, you're connected to the Bow River pathway system, McDougall Park, St. Patrick's Island, and Tom Campbell's Hill Natural Park. The Calgary Zoo and TELUS

Spark are a short walk away, and East Village is minutes in the other direction. The food scene alone is worth mentioning. Phil & Sebastian, Made by Marcus, Village Ice Cream, OEB Breakfast Co., Blue Star Diner, UNA Pizza + Wine, La Brezza, Shiki Menya, all within walking distance. Bridgeland Market and Lukes Drug Mart handle your everyday essentials without needing a car. This is a neighbourhood where you can genuinely live car-free if you want to. The Bridgeland/Memorial CTrain station is steps from the front door, putting downtown only minutes away. For anyone commuting, working hybrid, or just wanting the option the access here is hard to beat. Building amenities at Bridgeland Crossings I & II are a real differentiator: fitness centres, yoga studio, guest suite, dog wash station, landscaped courtyard, outdoor lounge and BBQ areas, plus a sports lounge, movie room, and bike hub accessible through the parkade. Titled underground parking and in-suite laundry are included. Book a private showing today!