

308, 46 9 Street NE  
Calgary, Alberta

MLS # A2184816



# \$324,700

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	545 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

This stunning one bedroom condo in sought-after Bridgeland is move-in ready With 545 square feet of air-conditioned living space, titled parking, and a host of impressive building amenities, this is urban living at its finest. Freshly painted and featuring modern, sleek finishes throughout, this home boasts; durable laminate flooring A gorgeous white kitchen with full-height cabinetry, quartz countertops, and a bar counter as well as stainless steel Fisher and paykel appliances. The open-concept design includes a spacious dining and living area with soaring nine-foot ceilings. Step out onto the large, covered balcony, complete with a gas line for your barbecue&mdash;perfect for relaxing or entertaining. The cozy bedroom offers a generous closet and convenient direct access to a beautifully designed four-piece bathroom. Additional highlights include in-suite laundry as well as a separate storage locker. Building amenities include a fully equipped gym with a yoga area, recreation room, guest suites for visitors and a dog wash station. Located adjacent to a green space with a playground, this property is ideally situated. The nearby C-Train station provides quick and easy access to downtown, while Bridgeland&rsquo;s finest restaurants and shops on 1st Avenue are just a short three-block walk away. This is an incredible opportunity&mdash;schedule your viewing today and see it for yourself!