

38 9 Street #711, Calgary T2E 7X9

MLS®#: **A2138867** Area: **Bridgeland/Riverside** Listing Date: **06/06/24** List Price: **\$369,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 31-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Underground**

DOM

102
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line,Courtyard**

Construction: **Brick,Concrete**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Elevator,Granite Counters,Kitchen Island**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	9`7" x 11`11"	3pc Ensuite bath	Main	8`1" x 4`11"
Kitchen	Main	12`6" x 10`4"	Living Room	Main	11`0" x 11`0"
Dining Room	Main	11`0" x 6`2"			

Legal/Tax/Financial

Condo Fee: **\$381** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **1512286**

Remarks

Pub Rmks: **Welcome to the vibrant community of Bridgeland. Walking distance to Downtown, Calgary Zoo, Restaurants, Parks, and pathways for long walks and bicycle rides. This well-managed condo complex has lots to offer, including a Gym, Courtyard, Community BBQ, and more. The building entrance is 1-minute walking distance to the LRT through the crossover bridge! This modern unit comes with 1 heated underground titled parking, and separate heated storage. The bedroom has stunning views of Downtown with access to the full bath and a large open-concept living space. The modern kitchen comes with upgraded built-in appliances, a gas range, a microwave oven, a hood fan lots of cupboard space quartz countertops, and an island with seating extension ready to entertain, a dining area, and the bright living room offers large windows overlooking the patio with the city views. The Urban kitchen boasts a 5 burner gas stove, hood fan, microwave oven, a bottom freezer fridge, and plenty of cupboard space. This unit shows 10 out of 10. Call for a private showing.**

Inclusions: **N/A**
Property Listed By: **KIC Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123