



THE
A-TEAM

**RE/MAX
FIRST**

46 9 Street #106, Calgary T2E 7Y1

MLS® #: **A2145458** Area: **Bridgeland/Riverside** Listing Date: **06/28/24** List Price: **\$499,999**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

4

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, BBQ gas line, Courtyard, Private Entrance**

Construction: **Concrete**
Flooring: **Carpet, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave, Oven, Refrigerator, Washer**
Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	10`0" x 9`0"	Living Room	Main	16`10" x 10`10"
Dining Room	Main	6`0" x 5`0"	Foyer	Main	6`11" x 6`2"
Bedroom - Primary	Main	16`0" x 10`0"	Walk-In Closet	Main	6`4" x 5`11"
4pc Ensuite bath	Main	8`6" x 7`7"	Bedroom	Main	10`8" x 10`0"
4pc Ensuite bath	Main	7`11" x 4`11"	Laundry	Main	4`0" x 3`4"
Storage	Main	8`11" x 5`7"			

Legal/Tax/Financial

Condo Fee:
\$648

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1611141**

Remarks

Pub Rmks: **Say hello to your new home in trendy Bridgeland! This beautiful 2 bedroom, 2 bathroom condo has exclusive walk-up street access, to make this stylish unit feel more like a townhome in inner-city Calgary. This one of a kind unit has over \$50K above base unit upgrades and a large private patio, measuring over 400 sq ft! This unit itself is just over 900sq ft., has 9ft. ceilings, and features a modern open-concept kitchen/living room area; complete with stainless steel appliances, quartz countertops, a gas stove, and a custom-designed lighting feature in the living space. The master bedroom has large windows, a walk-in closet, built in wardrobe system, and private 4 piece ensuite bathroom - completely upgraded with European tiling, a dual vanity, quartz countertops, walk in shower, spa shower head, and more. The second bedroom on the opposite side of the unit also has its own upgraded 4 piece ensuite bathroom, and a large closet! This unit is Air-conditioned, has in unit laundry, a titled underground heated parking spot, and assigned locker storage! Pet friendly, with board approval. Building contains two fitness centres, a yoga room, rooftop courtyard with communal BBQ area, putting green, and communal garden, as well as; bike storage, entertainment lounge, and theatre room. The building is just steps away from coffee shops, restaurants, medi-spa's, parks, schools, LRT, and more. Only a 5 minute drive into downtown Calgary! Book a showing at this beautiful unit today!**

Inclusions: **Window Coverings, Ikea Closet Organization in primary walk in closet, 2 White Cabinets in Storage Room, 2 Flat Screen TV's**

Property Listed By: **Real Broker**

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









