



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:

Access:  
 Lot Feat:  
 Park Feat:

**Finished Floor Area**  
 Abv Sqft: **900**  
 Low Sqft:  
 Ttl Sqft: **900**

**Parkade, Underground**

DOM

**4**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

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

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

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**









