

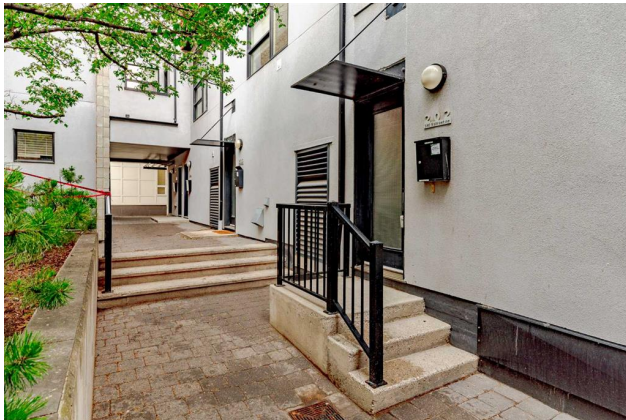


THE
A-TEAM

**RE/MAX
FIRST**

180 9 Street #202, Calgary T2E0P4

MLS® #: **A2162540** Area: **Bridgeland/Riverside** Listing Date: **09/11/24** List Price: **\$530,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Other**
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **1,352**
 Low Sqft:
 Ttl Sqft: **1,352**

DOM

8
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Other,Storage**

Construction: **Brick,Concrete,Stucco**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`10" x 10`6"	Dining Room	Main	13`5" x 7`9"
Bedroom	Second	11`10" x 10`0"	Walk-In Closet	Second	6`3" x 4`6"
Walk-In Closet	Second	5`10" x 4`6"	Laundry	Second	3`6" x 3`2"
Kitchen	Main	11`5" x 9`0"	2pc Bathroom	Main	5`11" x 4`8"
3pc Ensuite bath	Second	8`7" x 6`5"	Bedroom - Primary	Second	12`2" x 10`7"
3pc Bathroom	Second	8`6" x 4`11"	Entrance	Lower	5`10" x 3`10"

Legal/Tax/Financial

Condo Fee:
\$660

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0610710**

Remarks

Pub Rmks: **Welcome to this stunning townhome located in the heart of Bridgeland, a vibrant community known for its eclectic mix of shops and eateries, including Starbucks, OEB, Made by Marcus, and UNA. This beautiful property offers an exceptional blend of urban living and tranquility, with a quiet courtyard entrance surrounded by lush greenery and mature trees. As you step inside, you'll be greeted by an abundance of natural light that fills the spacious main floor. The inviting living room, complete with a cozy fireplace, seamlessly connects with the kitchen and dining areas, creating an ideal space for entertaining. The contemporary kitchen boasts a breakfast bar and stainless steel appliances, perfect for preparing your favorite meals. This main floor is completed with an oversized west-facing balcony. On the second level, the primary bedroom features a private balcony, a walk-in closet, and a luxurious 3-piece ensuite. The second bedroom, overlooking the serene courtyard, also includes a roomy walk-in closet. A 3-piece family bathroom and convenient laundry facilities complete this level. Continue up to the final level where you will find a rooftop terrace, offering breathtaking views of the surrounding area. This space is perfect for gardening, entertaining, or simply enjoying the spectacular Calgary sunsets and Stampede fireworks. Recent updates include hardwood and tile flooring, a new HVAC system with an integrated humidifier (2021), and a central vacuum system. The property includes two parking stalls in a tandem titled spot within the heated underground garage, along with an oversized private storage unit. For cycling enthusiasts, secure bike parking is available within the complex, providing easy access to the river path. This meticulously designed unit offers outstanding exterior spaces and a rare opportunity to experience the best of urban living in a serene setting. Don't miss out on making this exceptional townhome your own!**

Inclusions: **window coverings**
Property Listed By: **2% Realty**

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





