



THE
A-TEAM

**RE/MAX
FIRST**

38 9 Street #901, Calgary T2E 7X9

MLS® #: **A2167156** Area: **Bridgeland/Riverside** Listing Date: **09/28/24** List Price: **\$333,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **563**
 Low Sqft:
 Ttl Sqft: **563**

DOM

53
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade, Underground**

Utilities and Features

Roof:
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Courtyard, Uncovered Courtyard**

Construction: **Concrete, Metal Siding**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer**
 Int Feat: **Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		Kitchen	Main	8`8" x 8`8"
Living/Dining Room Combination	Main	16`3" x 13`4"	Laundry	Main	3`11" x 2`11"
Bedroom - Primary	Main	11`3" x 10`0"			

Legal/Tax/Financial

Condo Fee: **\$415** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

1512286

Monthly

Remarks

Pub Rmks:

Discover a fantastic opportunity to own this beautiful, air-conditioned, and thoughtfully designed one-bedroom condo in the vibrant community of Bridgeland! Uniquely positioned this home offers enhanced privacy and tranquility with stunning views of parks and hills, along with an abundance of natural light that fills the space. The open-concept layout features a modern kitchen with sleek high-gloss cabinetry, quartz countertops, a large breakfast bar with seating, a gas range, and a built-in oven, perfect for cooking and entertaining. The bright and airy living area is wider than most condos and opens to lovely views overlooking the serene courtyard below. The spacious bedroom offers 2-closets and a 4-piece bathroom offers a floating vanity and deep soaker tub. For added convenience, in-suite laundry is included. Additional perks include a titled underground parking stall for you and heated, underground parking for your guests. This condo community is packed with amenities, including a fitness room, social room, bike lockers, guest suite, media room, and visitor parking. The private gardens feature a patio, BBQ area, communal planters, and even a putting green. Located in the heart of dynamic Bridgeland, you're just steps away from the LRT, with downtown Calgary easily within walking distance. This is the perfect urban lifestyle in a community known for its energy, charm, and convenience!

Inclusions:

N/A

Property Listed By:

Royal LePage Benchmark

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





