



THE
A-TEAM

**RE/MAX
FIRST**

38 9 Street #610, Calgary T2E7X9

MLS® #: **A2167521** Area: **Bridgeland/Riverside** Listing Date: **09/20/24** List Price: **\$489,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Underground

Finished Floor Area

Abv Sqft: **922**
 Low Sqft:
 Ttl Sqft: **922**

DOM

92

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Central**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Courtyard,Garden**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	10`10" x 14`9"
Bedroom	Main	9`0" x 11`7"
Living Room	Main	11`8" x 13`10"
Kitchen	Main	10`10" x 8`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`5" x 8`7"
3pc Bathroom	Main	8`0" x 4`11"
Dining Room	Main	11`8" x 6`1"

Legal/Tax/Financial

Condo Fee:
\$598

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

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 2 bedroom unit has 1 heated underground titled parking, and separate heated storage. The Master bedroom has stunning views of Downtown with an ensuite bath and a large second bedroom with city views and a second full bath—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 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: **NA**
Property Listed By: **KIC Realty**

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





