



THE
A-TEAM

**RE/MAX
FIRST**

38 9 Street #908, Calgary T2E 7X9

MLS® #: **A2183409** Area: **Bridgeland/Riverside** Listing Date: **12/13/24** List Price: **\$500,000**
 Status: **Pending** 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:

Parkade, Underground

Finished Floor Area

Abv Sqft: **873**
 Low Sqft:
 Ttl Sqft: **873**

DOM

8

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane, Tar/Gravel**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony, Barbecue, Courtyard**

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

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Refrigerator, Washer/Dryer**
 Int Feat: **Closet Organizers, High Ceilings, Recessed Lighting, Stone Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	4`10" x 8`0"	4pc Ensuite bath	Main	8`8" x 5`5"
Bedroom	Main	11`5" x 10`1"	Dining Room	Main	10`11" x 8`2"
Kitchen	Main	10`11" x 12`3"	Living Room	Main	12`3" x 10`11"
Bedroom - Primary	Main	24`0" x 10`3"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$631

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: 1512286

Remarks

Pub Rmks: **EXQUISITE AND RARE OPPORTUNITY IN BRIDGELAND CROSSINGS!** Experience the epitome of urban living in one of Calgary's most vibrant and desirable neighborhoods! Welcome to Bridgeland, a community renowned for its eclectic charm, boutique shops, acclaimed restaurants, and lively streets that buzz with energy. Nestled just minutes from the downtown core, this stunning apartment offers the perfect balance of city convenience and community warmth. This exceptional 9th-floor apartment boasts breathtaking, unobstructed panoramic views of the downtown skyline from EVERY room, offering a daily backdrop of iconic cityscapes and magnificent sunsets from the west-facing balcony. The interior is designed to impress, featuring gorgeous laminate flooring, soaring 9-foot ceilings, BRAND-NEW carpet, quartz countertops, and a gourmet kitchen equipped with a gas cooktop and built-in oven. The expansive primary bedroom, measuring an impressive 24' x 10'3", is a standout with its walk-in closet, 4pc ensuite, and an additional north-facing window that floods the space with natural light. The 9th floor clears the north side of the building, allowing for additional windows and views to the north. A second generously sized bedroom also enjoys the same stunning west-facing views. The unit includes central air conditioning, in-suite laundry, underground titled parking, and an assigned storage locker for added convenience. Bridgeland Crossings offers an array of exceptional amenities, including a fully equipped gym, a social room, a media lounge, bike lockers, an outdoor courtyard with BBQ facilities, and a community garden. Situated steps from the Bridgeland-Memorial LRT station, this location is ideal for those who value effortless city access, with downtown, the Calgary Zoo, St. Patrick's Island, and more just a short walk or bike ride away. This is more than a home; it's a lifestyle opportunity in a community that seamlessly blends urban convenience with small-town charm. Don't miss your chance to own this incredible piece of Bridgeland's vibrant appeal. **VIRTUAL TOUR AVAILABLE!**

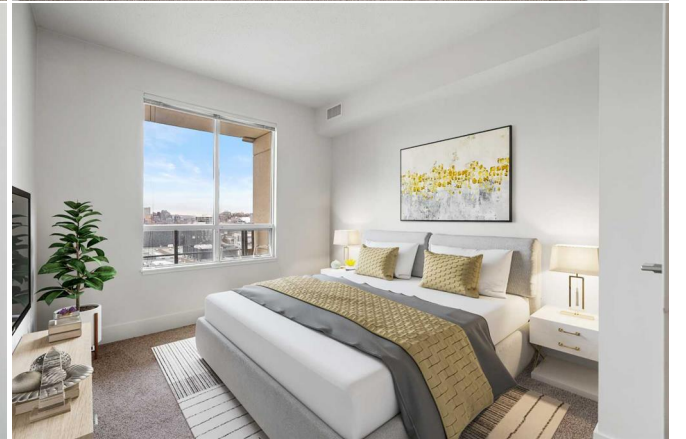
Inclusions: TV and TV wall mounts currently in the unit
Property Listed By: Real Broker

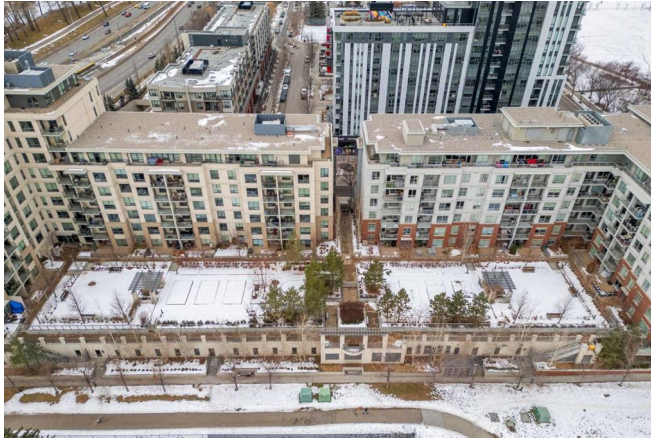
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

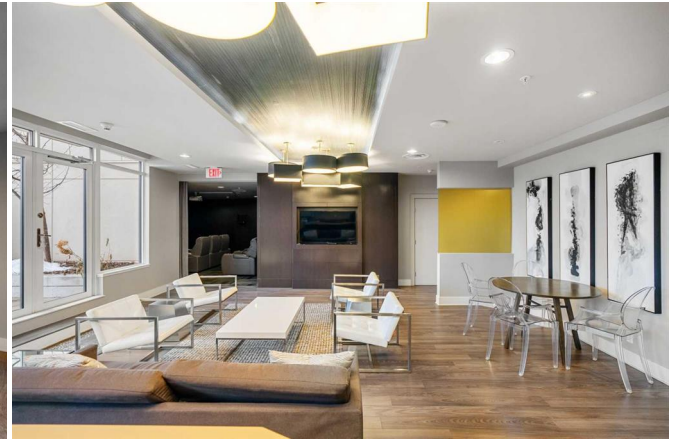












908-38 9 St NE, Calgary, AB

Main Floor Interior Area 873.20 sq ft



PREPARED: 2024/12/12



While regions are excluded from total floor area in GUCDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.