



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**46 9 Street #308, Calgary T2E 7Y1**

MLS®#: **A2184816**

Area: **Bridgeland/Riverside**

Listing Date: **01/02/25**

List Price: **\$345,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2016**

Finished Floor Area

Abv Sqft: **545**

Low Sqft:

Ttl Sqft: **545**

DOM

**20**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Parkade**

Utilities and Features

Roof:  
Heating: **Boiler**

Sewer:  
Ext Feat: **Balcony, BBQ gas line, Storage**

Construction:

**Brick, Stucco**

Flooring:

**Carpet, Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**

Int Feat: **Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`1" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 10`9"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 7`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$399**

Title:  
**Fee Simple**

Zoning:  
**DC**

Fee Freq:  
**Monthly**

Legal Desc: **1611141**

Remarks

Pub Rmks: **This stunning one bedroom condo in sought-after Bridgeland is move-in ready With 545 square feet of air-conditioned living space, titled parking, and a host of impressive building amenities, this is urban living at its finest. Freshly painted and featuring modern, sleek finishes throughout, this home boasts; durable laminate flooring A gorgeous white kitchen with full-height cabinetry, quartz countertops, and a bar counter as well as stainless steel Fisher and paykel appliances. The open-concept design includes a spacious dining and living area with soaring nine-foot ceilings. Step out onto the large, covered balcony, complete with a gas line for your barbecue—perfect for relaxing or entertaining. The cozy bedroom offers a generous closet and convenient direct access to a beautifully designed four-piece bathroom. Additional highlights include in-suite laundry as well as a separate storage locker. Building amenities include a fully equipped gym with a yoga area, recreation room, guest suites for visitors and a dog wash station. Located adjacent to a green space with a playground, this property is ideally situated. The nearby C-Train station provides quick and easy access to downtown, while Bridgeland's finest restaurants and shops on 1st Avenue are just a short three-block walk away. This is an incredible opportunity—schedule your viewing today and see it for yourself!**

Inclusions:  
Property Listed By: **N/A**  
**Royal LePage Benchmark**

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









**PLAN A**  
1 Bedroom  
968 - 988 sq ft

● Extra USB and Power Outlets  
 ● Axiom Smart Mirror, Paper, Pens & Sharpener  
 ● Pictachart Architect Series 30" Gas Cooktop with 30" Connection Wall Oven  
 ● Pictachart Architect Series Full and Half Bath in Showerpan  
 ● Whirlpool Front Load Washer and Dryer  
 ● Full Laundry Roompan  
 ● Full Bath Pantry  
 ● In-Unit Dishwasher  
 ● Natural Gas Barbecue Outlet

Level 1: 4A  
 Level 2: 4B  
 Level 3: 4C  
 Level 4: 4D

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