

Finished Floor Area

545

545

Abv Saft:

Low Sqft:

Ttl Sqft:

46 9 Street #308, Calgary T2E 7Y1

MLS®#: **A2184816** Area: **Bridgeland/Riverside** Listing **01/02/25** List Price: \$345,000

Status: Active County: Calgary Change: -\$5k, 15-Jan Association: Fort McMurray

Date:

General Information

Prop Type: Residential Sub Type: Apartment

City/Town: Calgary
Year Built: 2016
Lot Information

Lot Sz Ar:

Lot Shape:

Access: Lot Feat:

Park Feat: Parkade

<u>DOM</u>

20 Layout

Beds: 1 (1) Baths: 1.0 (1 0)

Style: High-Rise (5+)

Parking

Ttl Park: 1

Garage Sz:

Utilities and Features

Roof: Construction: Heating: Boiler Sprick,Stucco

Flooring:

Ext Feat: Balcony,BBQ gas line,Storage 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

Sewer:

Utilities:

Room Information

Level Level Room Dimensions Room Dimensions **Bedroom** Main 9`11" x 9`7" 4pc Bathroom Main 7`11" x 4`11" Laundry Main 5`1" x 4`11" **Dining Room** Main 10`9" x 7`0"

Living Room Main 13`0" x 10`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$399 Fee Simple 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: N/A

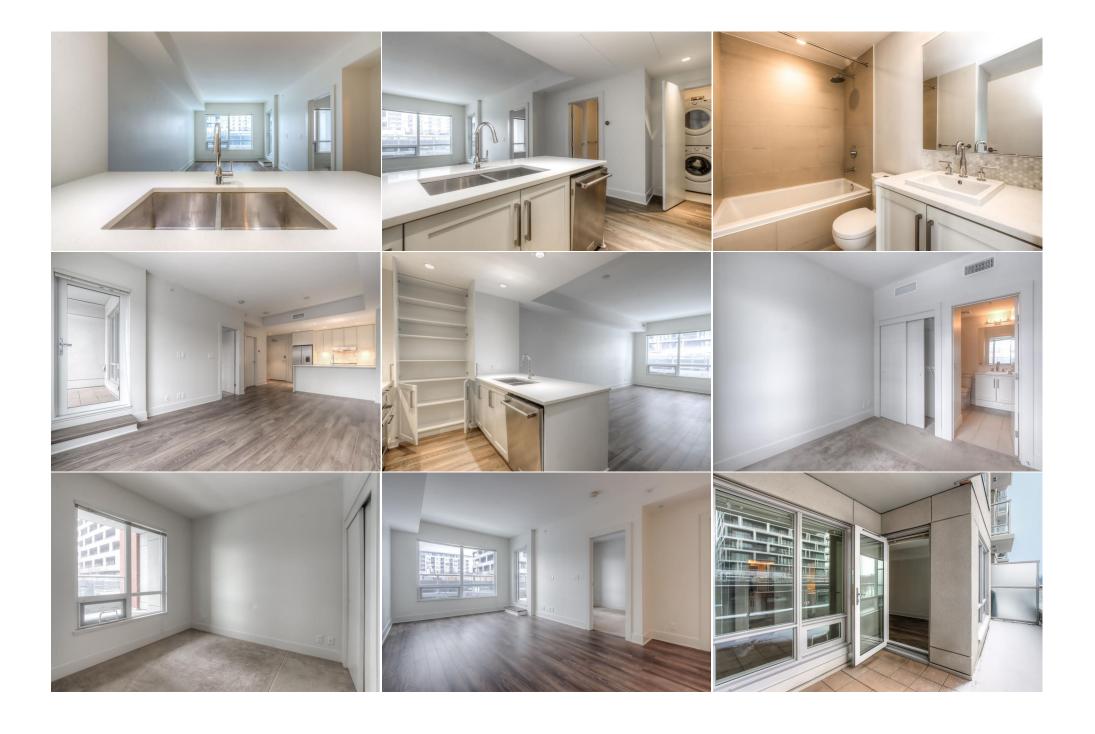
Property Listed By: Royal LePage Benchmark

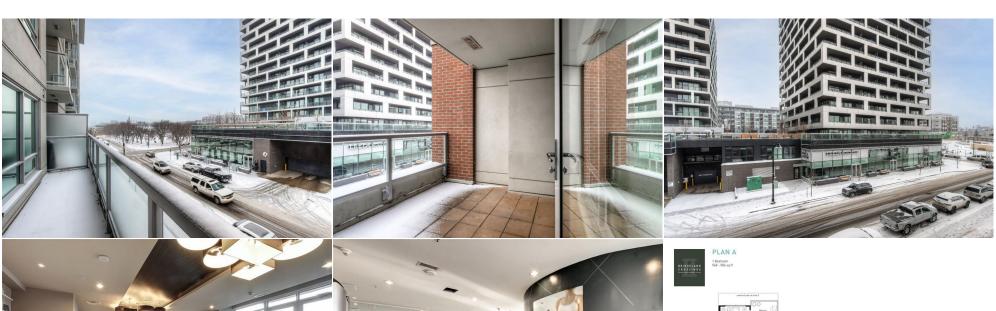
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

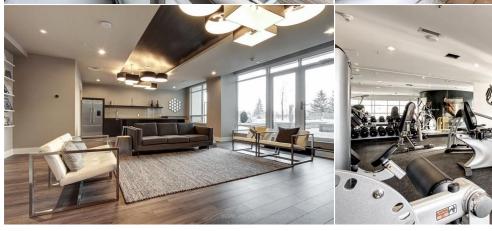


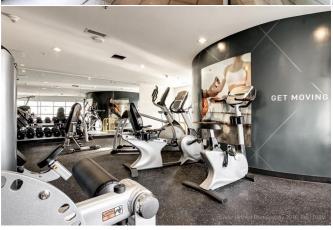
















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