

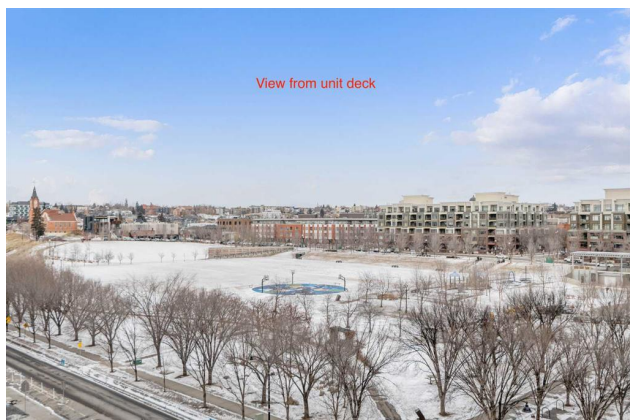


THE
A-TEAM

**RE/MAX
FIRST**

46 9 Street #703, Calgary T2E7Y1

MLS® #: **A2189124** Area: **Bridgeland/Riverside** Listing Date: **01/21/25** List Price: **\$334,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



View from unit deck

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:

Garage Door Opener, Garage Faces Rear, Guest, Parkade, Secured, Titled, Underground

Finished Floor Area

Abv Sqft: **537**
 Low Sqft:
 Ttl Sqft: **537**

DOM

1

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Garden, Outdoor Grill**

Construction: **Brick, Concrete, Unknown**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Recreation Facilities, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 10`10"	Kitchen	Main	11`9" x 7`8"
Dining Room	Main	11`7" x 9`0"	Laundry	Main	5`0" x 4`9"
Bedroom - Primary	Main	10`3" x 9`6"	4pc Bathroom	Main	8`0" x 7`3"

Legal/Tax/Financial

Condo Fee: **\$399** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Monthly

Legal Desc: **1611141**

Remarks

Pub Rmks: **Situated in the heart of one of Calgary's most vibrant and walkable communities, perched high up above the street level. You will enjoy the serenity of being 7 floors above the vibrant and active community with views to the SW looking towards downtown, west towards the Rocky Mountains and NW with unobstructed views of Murdoch Park. The stylish and contemporary unit offers an open floorplan with stunning cabinetry and fixtures throughout. Kitchen, dining, living and bedroom all capitalize on the wonderful views and natural light flooding into the unit. The covered deck with gas bbq hook up is a wonderful place to relax and watch the sunset or storms roll in from the west. Bridgeland Crossings has so much to offer such as 2 fitness centers for residents only, lounge/movie room, a residence garden in the secured courtyard which also has 4 gas bbq's, benches and paths for relaxing and enjoying the outdoors in a secured area over looking a wide open park to the east. With a titled parking stall and separate storage unit you will agree the condo fees are very reasonable for all that the unit and building have to offer.**

Inclusions: **n/a**
Property Listed By: **Real Estate Professionals Inc.**

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

