



THE
A-TEAM

**RE/MAX
FIRST**

38 9 Street #1001, Calgary T2E 7X9

MLS®#: **A2189545** Area: **Bridgeland/Riverside** Listing Date: **01/23/25** List Price: **\$379,900**
 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:

Finished Floor Area
 Abv Sqft: **650**
 Low Sqft:
 Ttl Sqft: **650**

DOM

7
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Private,Views**
 Park Feat: **Heated Garage,Parkade,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Fan Coil**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Brick,Concrete,Metal Siding**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Built-in Features,Chandelier,High Ceilings,Soaking Tub**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	39`11" x 62`7"	Kitchen	Main	39`1" x 39`1"
Bedroom	Main	41`3" x 33`8"	4pc Bathroom	Main	28`5" x 17`6"

Legal/Tax/Financial

Condo Fee: **\$482** Title: **Fee Simple** Zoning: **DC**
 Fee Freq: **Monthly**

Legal Desc: 1512286

Remarks

Pub Rmks: **If you're looking for a home that enhances your lifestyle and promotes health and happiness, this exceptional residence in Bridgeland Crossing is the perfect match. Nestled in the vibrant and sought-after community of Bridgeland, this sub-penthouse unit combines luxurious living with the charm of a thriving neighborhood, offering unmatched convenience and stunning surroundings. Located on a premier level of the building, this home features a private rooftop patio with 225 square feet of outdoor living space. The east-facing terrace is a tranquil retreat, showcasing breathtaking views of the Bow River, the river valley, and Tom Campbell's Hill Nature Park. Imagine starting your day with the soft glow of sunrise or tending to your urban garden, made easy with the built-in outdoor hose bib. This space is designed to inspire relaxation and connection with nature. Inside, the thoughtfully designed kitchen is a chef's dream, equipped with high-end KitchenAid and Fisher & Paykel appliances, including a gas cooktop, built-in oven, and a fridge with a water dispenser. Quartz countertops and a built-in pantry ensure both style and practicality, while wide-plank floors add warmth and texture. Extended windows flood the interior with natural light, creating a bright and inviting atmosphere throughout. The Bridgeland Riverside neighborhood is a hub of activity and renewal, offering an ideal blend of urban amenities and natural beauty. You'll be steps away from iconic Calgary destinations such as the Calgary Zoo, St. Patrick's Island, and TELUS Spark. Enjoy a vibrant local scene with unique cafes, restaurants, and shops, all while benefiting from seamless access to main roads and the C-Train. This home is more than a place to live—it's a sanctuary that supports your well-being and provides a connection to the best of Calgary. Discover the perfect balance of luxury, comfort, and community at Bridgeland Crossing.**

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







