

\$509,900 - 616, 46 9 Street Ne, Calgary

MLS® #A2107965

\$509,900

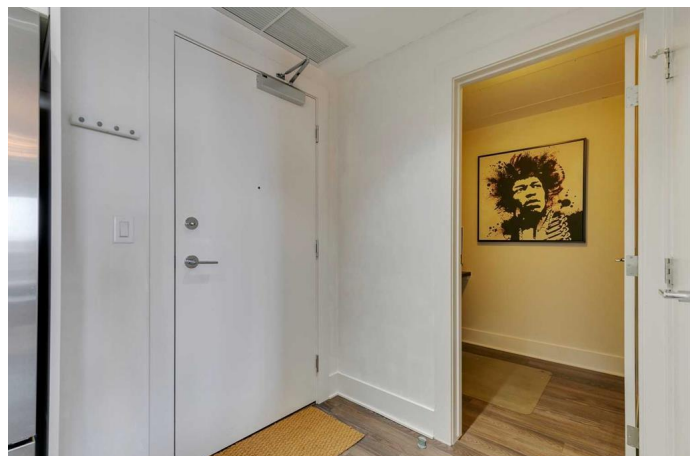
2 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

2 Bed | 2 Bath | Den | In-Suite Laundry | Titled Underground Parking | Storage | 864 sqft
Live in the Coveted Community of Bridgeland.

Welcome to Bridgeland Crossings II. Come and enjoy this stylish & sleek 2 bedroom, 2 bath condo with the bonus of a den. From the moment you walk in you will be impressed. Kitchen Perfection – w/ streamlined custom-designed cabinetry, Stainless Steel Appliances, Quartz Countertops, and an Eat-Up Island. A chef's delight with a Gas Cooktop/Convection Oven. The massive living room/dining room space w/ high ceilings and expansive windows overlook McDougall Park. Wake up to the Sunrise in the Primary Bedroom featuring a walk-in closet w/ built in cabinetry. A 4 pc ensuite w/ 2 sinks, full size tiled shower w/ a slim modern rain shower head, and lots of cabinet space. The 2nd bedroom is a great size with a 2nd – 4 pc bath right beside it. You will also enjoy a dedicated den space w/ built-in desk and bookshelves. Enjoy morning coffee/tea on the east facing deck, w/ unobstructed views and a gas line BBQ outlet. Other features include: upgraded laminate flooring, quartz counters throughout, motion sensor in walk-in closet, USB power outlets, luxurious air-conditioning, sleek faucets, modern lighting, dual flush toilets and more. You are going to Love the amenities offered in this well thought out complex. 2 Fitness Centre's, Yoga Studio, Sports Lounge/Movie Room, Relaxing Outdoor Patio Lounge w/ bbq and



firepit area, convenient Dog Wash Station, Guest Suite, Car Wash, and Bike Hub Station. Kitty Corner to Murdoch Park and Bridgeland Community Centre with an unbeatable location. Walk to trendy shops, restaurants, the Bow River Pathway System, Bridgeland Train Station, Tom Campbell Hill's Natural Park, and the coveted Bridgeland Market. Close to Telus Spark, The Calgary Zoo, St. Patrick's & St. George's Islands, and the Downtown Core. Experience the Urban Lifestyle and immerse yourself in all Bridgeland has to offer.

Built in 2016

Essential Information

MLS® #	A2107965
Price	\$509,900
Sold Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	616, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

Amenities

Amenities	Bicycle Storage, Car Wash, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Recreation Room, Secured Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Bookcases, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Convection Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Garden
Roof	Membrane
Construction	Brick, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	February 26th, 2024
Days on Market	10
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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