

\$489,900 - 715, 38 9 Street Ne, Calgary

MLS® #A2109477

\$489,900

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Nestled in the heart of historic Bridgeland, this spacious 2-bedroom, 2-bathroom corner unit captivates with breathtaking downtown vistas. The open-concept design, adorned with resilient laminate flooring and lofty ceilings, seamlessly integrates an inviting living room, a dining area, and a stylish kitchen featuring quartz countertops, an island/breakfast bar, sleek, modern cabinetry, and stainless steel appliances. The primary bedroom boasts a walk-in closet and a private 4-piece ensuite adorned with a soothing soaker tub and a separate shower. A second bedroom, accompanied by a convenient 4-piece bath, ensures comfortable accommodations for guests. Noteworthy features include air conditioning, a west-facing private balcony offering stunning downtown views, in-suite laundry, a designated secured underground parking stall, and a storage locker conveniently located on the same floor as the unit. The complex offers an array of amenities, including a fitness centre/yoga studio, a movie room, a recreation room with kitchen facilities, a guest suite, bike storage, an outdoor BBQ grill and dining area, and a community garden. Surrounding this remarkable residence are the diverse amenities of Bridgeland, including charming restaurants, lively pubs, cozy coffee shops, verdant parks, the Calgary Zoo, Telus Spark, Tom Campbell's Hill Natural Park, Bow River pathways, and easy access to public transit, notably the Bridgeland LRT station. The downtown core is just a few



minutes away, making this location both vibrant and convenient.

Built in 2015

Essential Information

MLS® #	A2109477
Price	\$489,900
Sold Price	\$475,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	715, 38 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7X9

Amenities

Amenities	Community Gardens, Fitness Center, Guest Suite, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan,

	Oven-Built-In, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	10

Exterior

Exterior Features	Barbecue, Courtyard, Garden, Private Entrance
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 18th, 2024
Days on Market	25
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.