

\$439,900 - 711, 46 9 Street Ne, Calgary

MLS® #A2125259

\$439,900

2 Bedroom, 1.00 Bathroom, 672 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Discover the charm of this bright, 2-bedroom, 1-bathroom unit featuring a south-facing balcony overlooking the picturesque courtyard and McDougall Park. The kitchen is elegantly designed with premium appliances, including a gas stove and built-in microwave, complemented by sleek ceiling height white cabinetry and stone counters for a modern aesthetic. The spacious living room offers stunning views from this 7th floor unit. The primary bedroom grants access to the 4-piece bathroom with a tile surround tub/shower combo and rain shower head. A generously sized second bedroom provides ample space and comfort. Your in-suite laundry is located in a spacious closet with additional room for coats, shoes etc. Conveniently located additional storage is just a few doors down the hall. Titled underground parking keeps your vehicle warm and secure. Enjoy the impressive amenities offered within Bridgeland Crossing, such as a fitness center, yoga studio, sports lounge, movie room, and a relaxing outdoor patio lounge with a barbecue, gardens & landscaped courtyard. Additional conveniences include a golf putting green, secure storage lockers, dog wash station, and a guest suite. Located in a prime spot, this residence is surrounded by shopping, dining options, parks, and scenic walkways, with easy access to transit and city thoroughfares for effortless city living. Check out the 3D Virtual Tour today and book your showing.



Built in 2016

Essential Information

MLS® #	A2125259
Price	\$439,900
Sold Price	\$435,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	672
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	711, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

Amenities

Amenities	Car Wash, Community Gardens, Elevator(s), Fitness Center, Gazebo, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Stone Counters
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Courtyard, Garden, Outdoor Grill
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	April 30th, 2024
Date Sold	May 6th, 2024
Days on Market	6
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

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.