

\$539,900 - 709, 46 9 Street Ne, Calgary

MLS® #A2127824

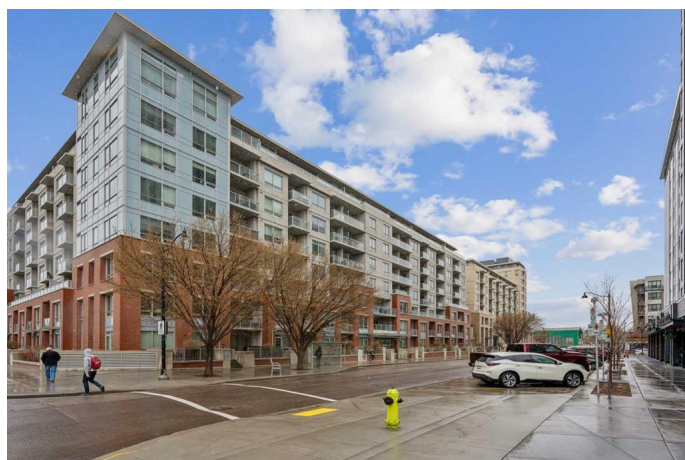
\$539,900

2 Bedroom, 2.00 Bathroom, 950 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to 709, 46 9 St NE in Bridgeland, one of Calgary's most sought-after inner-city communities. This vibrant neighbourhood truly has it all, with countless amenities, including restaurants, coffee shops, markets, shopping, health and wellness services, and retail, to name a few. This beautiful 2-bedroom, 2-bathroom corner unit in Bridgeland Crossing with unobstructed NE views overlooking McDougall Park diamond is steps away from Murdoch Park and Bridgeland Park and from everything that 1 Ave and Centre Ave have to offer. This home is bright and spacious with 950 square feet of living space, 9 ft. of flat painted ceilings, and large windows throughout. The main living space has large windows, creating a bright and airy feel. The kitchen features sleek stone countertops, shaker-style soft-close cabinet doors, a gas cooktop and built-in oven, a built-in microwave, a dishwasher, an under-mount sink, and a Fisher-Pakal fridge with a water dispenser. The kitchen overlooks the balcony, dining and living room, making it a perfect space for entertaining. The primary suite has a walk-in closet with custom shelving, a stunning ensuite retreat with a double vanity, a marble backsplash, a glass-walled shower, and floating shelving. A second bedroom, 4-piece bath, and in-suite laundry complete this great floor plan. The unit also comes with one titled parking stall and assigned storage. The amenities of the building include a party room, guest suite, theatre room, two gym areas,



on-site management and security, a community garden and courtyard, and a putting green. Centrally located, it has access to the C-train, Memorial Drive, Deerfoot, and the downtown core. See all that living in Bridgeland has to offer.

Built in 2016

Essential Information

MLS® #	A2127824
Price	\$539,900
Sold Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	950
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	709, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Park, Party Room, Recreation Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Closet Organizers, Stone Counters, Walk-In Closet(s)
Appliances	Built-In Gas Range, Dishwasher, Dryer, Microwave, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony
Construction	Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 22nd, 2024
Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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