

\$509,900 - 314, 46 9 Street Ne, Calgary

MLS® #A2128255

\$509,900

2 Bedroom, 2.00 Bathroom, 878 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

WOW! 2 Bed | 2 Bath | Den | In-Suite Laundry | Titled Underground Parking | Storage | 877+ sq. ft.. Welcome to Bridgeland Crossings II. Come and enjoy this stylish & sleek 2 bedroom, 2 bath condo, You will also enjoy a dedicated den/office space. From the moment you walk in you will be impressed. Kitchen Perfection â€œ w/ streamlined custom-designed white cabinetry, A Chef's delight- Stainless Steel Appliances- Gas cook top, Convention Oven, Fisher Paykel Fridge w/water and ice, Upgraded Hood fan, Microwave + Kitchen aid Dishwasher. Quartz Countertops, and an Eat-Up Island. Luxury vinyl flooring in kitchen, living room and dining area.. Open plan, Luxury vinyl plank flooring in kitchen, living room/dining room space w/ high ceilings and expansive windows overlook the Community garden. Wake up to the East sunrise in the Primary Bedroom featuring a walk-in closet w/ built in cabinetry. A 4 pc ensuite w/ 2 sinks, full size tiled oversized walk in shower and lots of cabinet space. The 2nd bedroom is a great size with a 2nd â€œ 4 pc bath with soaker tub, right beside it. 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, Freshly painted neutral colour. You are going to Love the amenities offered in this well thought out complex. 2 Fitness Centreâ€™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 that often has food trucks and other events. 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. One of the most desirable Inner communities.

Built in 2016

Essential Information

MLS® #	A2128255
Price	\$509,900
Sold Price	\$505,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	878
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 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 Facilities, Secured Parking, Trash, Visitor Parking

Parking Spaces 1

Parking Parkade, Titled, Underground

Interior

Interior Features Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage

Appliances Convection Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Fan Coil

Cooling Central Air

of Stories 8

Exterior

Exterior Features Balcony, BBQ gas line, Garden

Lot Description Backs on to Park/Green Space, Garden, Low Maintenance Landscape

Construction Brick, Concrete, Stucco

Additional Information

Date Listed May 9th, 2024

Date Sold May 25th, 2024

Days on Market 16

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

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