

\$449,900 - 501, 46 9 Street Ne, Calgary

MLS® #A2139882

\$449,900

2 Bedroom, 2.00 Bathroom, 714 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Here is an AIR-CONDITIONED Condo on the 5th Floor that has 713.84 Sq Ft, an 11' x 6' PRIVATE BALCONY, 2 BEDROOMS, 2 BATHROOMS (incl/EN-SUITE), 1 TITLED STALL in the UNDERGROUND HEATED GARAGE PARKADE, an ASSIGNED STORAGE Locker in the BRIDGELAND CROSSINGS II complex in the TRENDY Community of BRIDGELAND!!! ACCESS for RESIDENTS is the ON-SITE MANAGEMENT, + SECURITY, 2 FITNESS Centres, a YOGA Studio, SPORTS Lounge/Movie Room, Outdoor Patio Lounge w/BBQ, + FIREPIT area, a PUTTING GREEN, a COMMUNAL Garden, a CONVENIENT Dog Wash Station, a GUEST Suite, a CAR WASH, + BIKE Hub Station. Entering the Unit, you will see the WELCOMING Foyer, 9' Ceilings giving an AIRY feel to the space, + OPEN CONCEPT Floor Plan w/NEUTRAL Colours throughout. This SLEEK Kitchen has Cabinetry, QUARTZ Countertops, Tiled Backsplash, SS Appliances incl/GAS Stove, + an Eat-Up ISLAND BREAKFAST Bar. The 14' x 11' Living/Dining Room is PERFECT for COZY Conversations or RELAXING after a long day, + it has EXPANSIVE Windows allowing in NATURAL LIGHT. Down the hallway is the Laundry Room, the 3 pc Bathroom w/SOAKING TUB, + a 2nd Bedroom which can also be used as an OFFICE. The Primary Bedroom has a WALK-THROUGH Closet, + a 3 pc EN-SUITE incl/STANDING



GLASS Shower. This IMMACULATE HOME has a GREAT LOCATION as it is Kitty Corner to the Food Truck, + EVENTS at MURDOCK PARK. Just steps away from Murdoch Park, + Bridgeland Park is 1st Ave, + Centre St offer incl/AMENITIES, TRENDY SHOPS, RESTAURANTS, + MORE. The BRIDGELAND/RIVERSIDE Community Centre is within Walking Distance that has many EVENTS/ACTIVITIES which you can find in their website. You can walk to the Bow River Pathway System, Bridgeland Train Station, + Tom Campbell Hill's Natural Park. ACCESS to Memorial Drive is Telus Spark Science Centre, The Calgary Zoo, St. Patrick's, + St. George's Islands, + The Core Shopping Centre. This Central Location is a MUST-SEE so BOOK your showing TODAY!!!

Built in 2016

Essential Information

MLS® #	A2139882
Price	\$449,900
Sold Price	\$427,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	714
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	501, 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, Roof Deck, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Entrance
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Street Lighting
Roof	Membrane
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	June 14th, 2024
Date Sold	August 27th, 2024
Days on Market	74
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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