

\$424,900 - 8, 177 9 Street Ne, Calgary

MLS® #A2141275

\$424,900

2 Bedroom, 2.00 Bathroom, 1,046 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to #8 at The Piazza - a boutique property with 9 residential units above the prime retail spaces overlooking General Plaza's boardwalk. This loft-style, spacious two-bedroom, two-bath condo offers soaring 10ft ceilings and huge, architectural-style windows spanning the width of the unit, flooding the space with natural light. With warm hardwood flooring, the spacious living room allows you to relax and entertain in style - and you'll always be comfortable thanks to the natural gas fireplace and the wall-mounted air conditioner. The European style kitchen pleases the eye with granite countertops, tile backsplash and stainless-steel appliances, including a beverage fridge. The layout benefits various living arrangements and is ideal for guests, roommates, or a home office. The spacious primary bedroom features a large walk-in closet and a four-piece ensuite bath, while the second bedroom and bath are on the opposite side of the apartment to optimize privacy. Of course, there is ample closet space and in-suite laundry with a stacked washer and dryer. Now for something not often found in apartment living - a massive outdoor amenity space. This unit comes complete with a private, 244 sqft, sun-drenched, roof-top patio with skyline views. It's an amazing space for grilling and chilling all summer long, complete with a gas line for the BBQ, an electrical outlet and waterline. The heated, underground parking is welcome of course, but



youâ€™ll find yourself leaving the car at home as you enjoy the unbeatable walk-score of Bridgeland. You are just steps from cafÃ©s, groceries, shops and parks. If youâ€™re not familiar with Bridgeland, be sure to walk around and youâ€™ll see why this is one of Calgaryâ€™s hidden gems. The Bow River Pathways are oh so close, as is the LRT, allowing for quick access to downtown, the zoo, Kensington, etc. Come see why this is the perfect place for you to call home!

Built in 2005

Essential Information

MLS® #	A2141275
Price	\$424,900
Sold Price	\$410,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,046
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	8, 177 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 9E5

Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1

Parking	Heated Garage, Secured, Titled, Underground
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Interior

Interior Features	Granite Counters, High Ceilings
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Appliances	Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
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Heating	Baseboard, Hot Water, Natural Gas
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Cooling	Wall Unit(s)
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room
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# of Stories	2
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Exterior

Exterior Features	None
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Roof	Tar/Gravel
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Construction	Brick, Stucco, Wood Frame
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Additional Information

Date Listed	June 14th, 2024
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Date Sold	June 26th, 2024
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Days on Market	12
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Zoning	MU-2 f2.0h10
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HOA Fees	0.00
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Listing Details

Listing Office	CIR Realty
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