

\$489,999 - 520, 46 9 Street Ne, Calgary

MLS® #A2179646

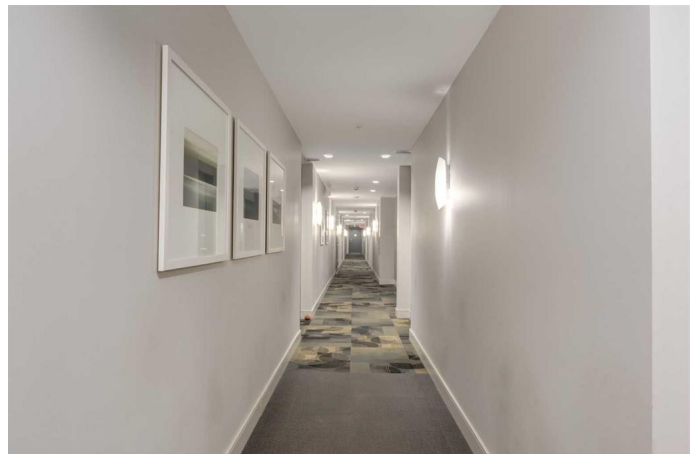
\$489,999

2 Bedroom, 2.00 Bathroom, 829 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Experience Urban Living at Its Finest in Bridgeland! Welcome to Bridgeland Crossings II, an exceptional 2 bedroom, 2 bathroom CONCRETE condominium in one of Calgary's most sought after communities. This stylish and contemporary home offers a perfect blend of comfort and sophistication, featuring an EXTENDED BALCONY, AIR CONDITIONING, LAMINATE FLOORING and a thoughtfully designed layout that is sure to impress. The heart of the home, the kitchen, is a chef's dream. It boasts custom designed cabinetry, STAINLESS STEEL APPLIANCES, luxurious QUARTZ COUNTERTOPS, a convenient EAT UP ISLAND and a GAS cooktop; this space is perfect for both everyday cooking and entertaining. The open concept living and dining area is bathed in natural light, thanks to the soaring ceilings and expansive windows. The space is perfect for relaxing or hosting guests, offering a seamless flow between the kitchen and living spaces. The primary bedroom features a spacious walk through closet and a 3 piece ensuite with a full-sized shower and ample cabinet space. The second bedroom is equally generous in size and is adjacent to a second 4 piece bathroom, providing privacy and comfort for all. Step outside to the WEST FACING balcony, an ideal spot to enjoy your morning coffee or unwind in the evening. With scenic views and a gas line BBQ outlet, the space is perfect for outdoor dining and relaxation. Bridgeland Crossings II offers an exceptional array of



amenities, including two fitness centers, a yoga studio, a sports lounge/movie room, community gardens and a relaxing outdoor patio lounge complete with BBQ and fire pit area. Additional conveniences include a dog wash station, guest suite, car wash, and bike hub station. Ideally located, this condo is steps away from Murdoch Park and the Bridgeland Community Centre. Enjoy easy access to trendy shops, restaurants, the Bow River Pathway System, Bridgeland Train Station, and Tom Campbell Hill’s Natural Park. The Calgary Zoo, Telus Spark, St. Patrick’s & St. George’s Islands, and the downtown core are all within close proximity. Immerse yourself in the vibrant urban lifestyle of Bridgeland and experience everything this dynamic neighborhood has to offer!

Built in 2016

Essential Information

MLS® #	A2179646
Price	\$489,999
Sold Price	\$477,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	829
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	520, 46 9 Street Ne
Subdivision	Bridgeland/Riverside

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

Amenities

Amenities	Elevator(s), Guest Suite, Bicycle Storage, Community Gardens, Car Wash, Fitness Center, Gazebo, Party Room
Parking Spaces	1
Parking	Underground, Parkade

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	November 17th, 2024
Date Sold	December 5th, 2024
Days on Market	18
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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