



**GRASSROOTS**  
REALTY GROUP

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**302, 41 6 Street NE**  
**Calgary, Alberta**

**MLS # A2228932**



**\$448,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,128 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Garage Door Opener, Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 563
<b>LLD:</b>	-
<b>Zoning:</b>	M-C2
<b>Utilities:</b>	-

**Inclusions:** None

FANTASTIC location! You're just steps from downtown Calgary, trendy cafes, local shops, and beautiful parks. Enjoy seamless access to major arteries, making commuting a breeze. This is inner city living at its finest! Perfect for professionals, couples, or anyone looking to embrace the ultimate Calgary lifestyle. Welcome to this stunning 2 bedroom, 2 bathroom home in the heart of Bridgeland, one of Calgary's most sought after neighbourhoods! There is a bedroom and a full bath on each level to give some separation and privacy for roomies and/or guests. From your balcony enjoy breathtaking south and west facing views of the city skyline, offering a picturesque backdrop by day and stunning light shows by night! HUGE underground heated parking stall! Check out the tiered common area on the north side great for entertaining on those gorgeous summer days. This is a VERY well kept unit so just move right on in! Pet friendly too! Don't miss your chance to own this incredible home in one of the city's most vibrant communities! Priced way below assessed value! Book your private showing today and fall in love with Bridgeland living.