

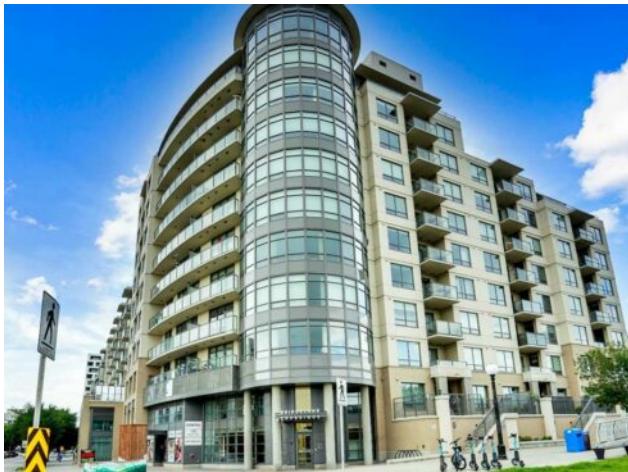


GRASSROOTS
REALTY GROUP

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1003, 38 9 Street NE
Calgary, Alberta

MLS # A2248393



\$579,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	925 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Electric Gate, Heated Garage, Side By Side, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

Experience the perfect blend of luxury and urban convenience in this exceptional 10th-floor corner unit located in Calgary's vibrant Bridgeland neighborhood—now fully developed with a wealth of amenities including daycares, medical offices, restaurants, and trendy coffee shops. Boasting 9-foot ceilings and breathtaking south and west-facing panoramic views of Downtown Calgary, the Bow River, and the lush greenery of St. Patrick's Island Park, this bright and airy suite is one of only six units on the floor. Floor-to-ceiling windows fill the open-concept living space with natural light, enhanced by motorized Hunter Douglas blinds in the living room. The modern kitchen is a chef's dream with stainless steel appliances, a gas range, quartz countertops, a large island, and floor-to-ceiling cabinetry providing abundant storage. Wool carpeting in the bedrooms, ceramic tile in the bathrooms, and laminate flooring throughout the remainder of the suite complete the elegant finishes. The primary bedroom offers a spacious walk-in closet and a luxurious 4-piece ensuite with an oversized stand-up shower and separate soaker tub. The second bedroom enjoys west-facing views and private balcony access. Additional features include two NEST programmable thermostats, central heat and air conditioning, in-suite laundry, and a separate storage locker conveniently located near the parking area. This unit includes **two titled, side-by-side underground parking stalls** in the secured parking lot, conveniently located next to the elevator entry. Residents enjoy world-class amenities including a state-of-the-art fitness center, yoga studio, theatre room, party lounge, guest suite, and a beautifully landscaped courtyard with community garden plots, BBQ stations, and a putting green. Bicycle storage, a repair room, and a dog-washing station add

to the convenience. The building has been fully upgraded to low-maintenance, energy-efficient LED lighting and is staffed with full-time onsite building operators, day and night. With its prime location near the Bow River, Calgary Zoo, Telus Spark Science Centre, extensive walking and biking paths, and the Bridgeland Memorial C-Train station, this home offers an unparalleled combination of luxury, comfort, and urban lifestyle.