



**610, 38 9 Street NE
Calgary, Alberta**

MLS # A2252835



\$474,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	922 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt/Gravel	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Welcome to the vibrant community of Bridgeland. Walking distance to Downtown, Calgary Zoo, Restaurants, Parks, and pathways for long walks and bicycle rides. This well-managed condo complex has lots to offer, including a Gym, Courtyard, Community BBQ, and more. The building entrance is 1 minute walking distance to the LRT through the crossover bridge! This modern, freshly painted 2-bedroom unit has 1 heated underground titled parking and separate heated storage. The Master bedroom has stunning views of Downtown with an ensuite bath and a large second bedroom with city views and a second full bath—open-concept living space. The modern kitchen comes with upgraded built-in appliances, a gas range, a microwave oven, a hood fan, lots of cupboard space, quartz countertops, and an island with seating extension ready to entertain, a dining area, and the bright living room offers large windows overlooking city views. The Urban kitchen boasts a 5-burner gas stove, hood fan, microwave oven, a bottom freezer fridge, and plenty of cupboard space. This unit shows 10 out of 10. Call for a private showing.