



**GRASSROOTS**  
REALTY GROUP

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615, 46 9 Street NE  
Calgary, Alberta

MLS # A2257505



**\$489,900**

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	863 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 637
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters		

Inclusions: Blinds "as-is"

This 6th floor east-facing 2 bedroom, 2 bathroom condo plus den in Bridgeland Crossings offers a perfect blend of modern comfort and urban lifestyle, with breathtaking serene morning sunrises and views over the beautifully landscaped courtyard featuring community gardens, manicured greenspace, BBQs, and a fully equipped outdoor kitchen for gatherings. Inside, the open-concept layout is spacious and inviting, highlighted by 9-foot ceilings, laminate flooring, quartz countertops, and a sleek white kitchen with premium built-in appliances including a 5-burner gas cooktop, oven, microwave, and hood fan. The primary suite is a true retreat with a walk-in closet and a luxurious 4-piece ensuite complete with a walk-in shower and double sinks, while the second bedroom is generously sized with access to a full 4-piece bath, making it ideal for guests or a home office. The private balcony adds the perfect outdoor escape, and the home is equipped with central air conditioning, in-suite laundry, titled underground heated parking, and a convenient storage locker down the hall from the unit. Residents of Bridgeland Crossings enjoy a wide array of resort-style amenities including a fully equipped fitness center and yoga studio, theatre and media lounge, dog wash station, putting green, bike lockers, and a repair station, along with the convenience of being steps from trendy restaurants, parks, river pathways, transit, and downtown Calgary. Check out the video in the media link and book your private showing today!