



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

207, 38 9 Street NE
Calgary, Alberta

MLS # A2261299



\$517,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	837 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane, Tar/Gravel	Condo Fee:	\$ 621
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Tired of the Concrete Jungle? Experience urban living at its finest in this exceptional courtyard-level condo with direct access to a stunning garden sanctuary. This inviting 2 bedroom, 2 bathroom home offers the perfect blend of city convenience and serene tranquility. Imagine hosting al fresco dinners with friends, tending to your favourite plants, or simply unwinding with a good book in your peaceful outdoor oasis. Inside, you'll discover a thoughtfully designed open-concept layout featuring soaring 9-foot ceilings, elegant quartz countertops, and a gourmet kitchen equipped with top-of-the-line appliances, including a gas cooktop and built-in oven. Retreat to your primary bedroom – a spacious sanctuary with ample room for a king-sized bed, a well-appointed 4-piece ensuite, and an abundance of closet space. The generously sized second bedroom offers versatility as a guest suite or comfortable home office. Rest easy knowing your vehicle is secure in the titled underground parking stall, protected from the elements year-round. Plus, enjoy the convenience of a separate storage unit to keep your belongings organized and easily accessible. This pet-friendly building offers fantastic amenities including a fitness room, party room, bike storage, and community gardens. Immerse yourself in Bridgeland's vibrant cultural scene with easy access to shops, cafes, and restaurants. And when you need a dose of nature, escape to nearby parks, the Bow River pathway, or your own private courtyard patio. More than just a condo, this is an urban sanctuary where you can embrace the best of both worlds. Live effortlessly, work efficiently, and recharge in nature – all from this exceptional Bridgeland address. Be sure to check out the virtual tour!

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