



GRASSROOTS
REALTY GROUP

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611, 46 9 Street NE
Calgary, Alberta

MLS # A2280610



\$419,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	664 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Storage		

Inclusions: NA

STUNNING INNER-CITY LIVING | MODERN UPSCALE DESIGN | PRIME BRIDGELAND LOCATION! Don't miss out on this exceptional opportunity to own a gorgeous, move-in-ready condo in the heart of highly sought-after Bridgeland! This open-concept unit showcases upscale designer finishes throughout and offers an unbeatable lifestyle just steps away from local shops, cafes, restaurants, the Bow River, and extensive pathway systems. Highlights of this modern home include a MODERN KITCHEN with a tasteful, sleek design featuring beautiful QUARTZ COUNTERS | quality SS appliances | a GAS COOKTOP | and integrated cabinetry. This unit includes a TITLED PARKING stall, and a STORAGE LOCKER located on the same level! The smart and spacious layout is perfect for entertaining, featuring stylish laminate flooring and 2 large bedrooms positioned on opposite sides of the unit for ultimate privacy. Large living and dining areas separate the bedrooms, all while offering beautiful, serene views of the courtyard and nearby greenspaces. This complex offers an impressive array of AMENITIES, including: Two well-equipped Fitness Rooms, a Party Room with a Private Theatre, Guest Suite for visitors, Secure Bike Storage, a lush Courtyard with a patio/BBQ area and Garden Spaces, and more! This complex is also pet-friendly (with board approval). Enjoy the vibrant energy of Bridgeland with nearby parks right at your doorstep, featuring the Murdoch Park with its popular summer Farmers' Market, and you are only minutes away from Inglewood, East Village, the Calgary Zoo, TELUS Spark, and LRT access for an easy commute. This home perfectly blends URBAN LUXURY and everyday convenience, making it ideal for any living scenario; come check it out before it's gone!

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