



7, 177 9 Street NE
Calgary, Alberta

MLS # A2284367



\$449,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,057
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	MU-2 f2.0h10
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Step into this stunning 2-bedroom, 2-bathroom condo in one of Calgary's most sought-after inner-city neighbourhoods. With brand new hardwood flooring throughout and gorgeous wood-frame windows that flood the space with natural light, this home blends warmth and modern sophistication effortlessly. The open-concept living and dining area is anchored by a gas fireplace set against a striking dark feature wall, perfect for cozy evenings in. A sleek kitchen with granite countertops, stainless steel appliances, and a black tile backsplash flows seamlessly into the entertaining space, with bar seating at the island for casual meals. The generous primary bedroom easily accommodates a king-size bed with plenty of room to spare, and features a large walk-in closet and ensuite bathroom. One of this home's standout features is its private rooftop patio, a rare find! Offering sweeping neighbourhood views and the perfect spot for summer dinners and morning coffee. Speaking of coffee, there's a Starbucks on the main floor of the building for those on-the-go mornings. Additional highlights include underground parking, and condo fees that cover all utilities except electricity. Located in the heart of Bridgeland, you're steps from the pathways, local shops, plenty of restaurants, and just minutes to downtown Calgary. This is the lifestyle you've been looking for.