



111, 46 9 Street NE
Calgary, Alberta

MLS # A2286021



\$327,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	607 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Forced Air

Water: -

Floors: Laminate

Sewer: -

Roof: -

Condo Fee: \$ 448

Basement: -

LLD: -

Exterior: Mixed

Zoning: DC

Foundation: -

Utilities: -

Features: No Animal Home, No Smoking Home, Quartz Counters

Inclusions: N/A

This ground floor freshly painted unit with a fantastic layout includes a must have DEN, unique upgrades, titled parking and convenient storage. The original owners had the builder add a built in pantry/cabinet at end of the kitchen as well as additional shelving in ensuite. The very convenient ground floor access means no elevators and visitors can come directly through the private patio. The unit comes with one title parking stall in the secured underground parking where you will find secure storage for your convenience rather than hauling items through the elevators and hallways. A previous occupant also had security set up on patio for comfort and peace of mind. The bedroom features a walkthrough closet leading to the well appointed 4 piece bath with some custom shelving. With the DEN, the open floor plan, well appointed kitchen, full size washer/dryer and the direct access for your guests this is an amazing opportunity. Bridgeland is known to be one of the best inner city communities in Calgary, This unit sits in one of the best locations within Bridgeland being far enough from Memorial to minimize traffic noise and close enough for an easy walk to the LRT, Zoo, river paths, downtown and several coffee shops and restaurants and shops. Vacant and available for possession at your convenience.