



**701, 46 9 Street NE**  
**Calgary, Alberta**

**MLS # A2289887**



**\$419,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	716 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home		

**Inclusions:** wall bracket for TV

2 bed and 2 baths is a rare find at this price in the Crossings in the heart of Bridgeland. See floor plan in pictures and you will agree it is well laid out with no wasted space and good sized rooms. An ideal set up for a family or a room mate. Features a fresh coat of paint this unit is vacant and ready for you. Carpets upgraded in 2020 and professionally shampooed last weekend there is nothing left for you to do but move in and enjoy the views from this 7th floor west facing unit. There is even glimpses of the Saddledome and new arena as well. With some custom shelving and cabinetry, in unit laundry and a secure storage down the hall this unit has it all. Titled underground parking, a secure courtyard with pergolas and bbqs as well as 2 different fitness centres and the list keeps on going. Located very close to the river pathways, downtown Calgary and the Zoo LRT platform not to mention one of Calgary's most vibrant neighborhoods with so much to offer. Clean, freshly painted, 2 beds and 2 baths, and vacant ready for a new family.