GRASSROOTS REALTY GROUP

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718, 46 9 Street NE
Calgary, Alberta

MLS # A2292086

$565,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,013 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	**Water:**	-
Floors:	Carpet, Concrete, Vinyl	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 738
Basement:	-	**LLD:**	-
Exterior:	Brick, Composite Siding, Concrete	**Zoning:**	DC
Foundation:	-	**Utilities:**	-
Features:	Double Vanity		

Inclusions: N/A

Welcome to Bridgeland Crossing. The downtown and Calgary Tower views from this 7th floor west facing condo are truly amazing. Located in the vibrant community of Bridgeland you are literally steps to shopping, parks and transit. With over 1000 sq ft he wide open plan features an island kitchen with eating bar, stainless steel appliances, quartz countertops, gas cooktop, built-in microwave, built-in dishwasher and double sinks. The spacious living room also has amazing west and SW views. The primary bedroom has plenty of room for all your furniture and and boasts a 4 piece ensuite with double sinks and a oversize shower. The second bedroom is also a good size and has a cheater access to the main 4 piece bath with soaker tub. You will love the west facing balcony. with gas bbq hookup, for evening cocktails or enjoying the Stampede fireworks. Some of the amenities the building features include two fitness centres, a yoga studio, owners lounge/Theatre room, community gardens, an outdoor patio with putting green and BBQs, a dog wash station, bike hub, and guest suite. Also included is a storage unit on the same floor for easy access. This complex is ideally located with quick access to trendy shops, cafés, the Bow River Pathway, and the Bridgeland C-train.

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