



**408, 46 9 Street NE  
Calgary, Alberta**

**MLS # A2293938**



**\$334,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	545 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 402
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, See Remarks, Storage		

**Inclusions:** N/A

Bridgeland Crossing II steps from LRT- Minutes from downtown. Absolutely great location near parks, walking paths, and abundance of boutiques and restaurants within walking distance. Stunning 1 bdrm 1 bath With 545 square feet of air-conditioned living space, A home that will move you. Imagine easy going park side living in one of the fastest growing communities. Well maintained building with convenient dog wash station, guest suite, fitness centre & yoga studio. Titled parking, and a host of impressive building amenities, this is urban living at its finest. It's a natural choice for those who want the good life &ndash; all within walking distance to the C-train and Calgary's best new shops and restaurants. These signature details and kitchen aid/fisher paykel appliances which includes a gas stove top set. Living spaces are simple chic and sophisticated, perfectly proportioned for a balanced life style. With fresh-air balconies that include gas for your summer barbeques and ample room to enjoy company of friends or family. You will love the upscale finishes, environmentally smart technology, natural light and inspiring park and city view. Currently occupied by tenant.