



**701, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2302377**



**\$324,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	608 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 453
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

Located in the heart of Bridgeland, this 7th-floor, air-conditioned 1-bedroom condo offers functional urban living with elevated community views. Situated in an amenity rich building with easy access to public transit, downtown Calgary, and Bridgeland's popular restaurants, cafés, and shops. This sought after unit features one of the building's best open concept layout, featuring a kitchen equipped with a large island and stainless steel appliances, ideal for everyday living. The bedroom is generously sized with two closets, and the 4-piece bathroom includes a soaker tub and shower combination. Enjoy outdoor space from the private balcony, perfect for morning coffee or unwinding at the end of the day. The Bow River and pathway system are just steps away for walking and cycling. Additional features include titled underground parking and ample visitor parking. A solid opportunity to live in one of Calgary's most desirable inner city neighborhoods.