



**301, 44 6a Street NE**  
**Calgary, Alberta**

**MLS # A2304040**



**\$349,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Combination, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	MC1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Some addresses just make life easier. Nestled on a quiet cul-de-sac in the heart of Bridgeland, this 2 bed, 2 bath condo offers the kind of inner-city lifestyle most people spend years working toward , and it comes without the compromises. Wake up to views, walk to your favourite coffee shop, and be downtown in minutes. The unit itself is practical and polished &mdash; in-suite laundry, underground parking, and two full bathrooms make daily life genuinely effortless. It's a natural fit for a busy professional who wants to be in the middle of it all, or a savvy investor after a rental that essentially markets itself. Bridgeland has become one of Calgary's most desirable inner-city communities for good reason. This is your entry point.