



711, 38 9 Street NE
Calgary, Alberta

MLS # A2138867



\$374,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	579 sq.ft.	Age:	2015 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 381
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator, Granite Counters, Kitchen Island		

Inclusions: N/A

Welcome to the vibrant community of Bridgeland. Walking distance to Downtown, Calgary Zoo, Restaurants, Parks, and pathways for long walks and bicycle rides. This well-managed condo complex has lots to offer, including a Gym, Courtyard, Community BBQ, and more. The building entrance is 1-minute walking distance to the LRT through the crossover bridge! This modern unit comes with 1 heated underground titled parking, and separate heated storage. The bedroom has stunning views of Downtown with access to the full bath and a large open-concept living space. The modern kitchen comes with upgraded built-in appliances, a gas range, a microwave oven, a hood fan lots of cupboard space quartz countertops, and an island with seating extension ready to entertain, a dining area, and the bright living room offers large windows overlooking the patio with the city views. The Urban kitchen boasts a 5 burner gas stove, hood fan, microwave oven, a bottom freezer fridge, and plenty of cupboard space. This unit shows 10 out of 10. Call for a private showing.