



**501, 46 9 Street NE
Calgary, Alberta**

MLS # A2139882



\$449,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	714 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Lawn, Garden, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: A/C Unit, Venetian Blinds

Here is an AIR-CONDITIONED Condo on the 5th Floor that has 713.84 Sq Ft, an 11'x4' X 6'x2' PRIVATE BALCONY, 2 BEDROOMS, 2 BATHROOMS (incl/EN-SUITE), 1 TITLED STALL in the UNDERGROUND HEATED GARAGE PARKADE, an ASSIGNED STORAGE Locker in the BRIDGELAND CROSSINGS II complex in the TRENDY Community of BRIDGELAND!!! ACCESS for RESIDENTS is the ON-SITE MANAGEMENT, + SECURITY, 2 FITNESS Centre's, a YOGA Studio, SPORTS Lounge/Movie Room, Outdoor Patio Lounge w/BBQ, + FIREPIT area, a PUTTING GREEN, a COMMUNAL Garden, a CONVENIENT Dog Wash Station, a GUEST Suite, a CAR WASH, + BIKE Hub Station. Entering the Unit, you will see the WELCOMING Foyer, 9' Ceilings giving an AIRY feel to the space, + OPEN CONCEPT Floor Plan w/NEUTRAL Colours throughout. This SLEEK Kitchen has Cabinetry, QUARTZ Countertops, Tiled Backsplash, SS Appliances incl/GAS Stove, + an Eat-Up ISLAND BREAKFAST Bar. The 14'x11' Living/Dining Room is PERFECT for COZY Conversations or RELAXING after a long day, + it has EXPANSIVE Windows allowing in NATURAL LIGHT. Down the hallway is the Laundry Room, the 3 pc Bathroom w/SOAKING TUB, + a 2nd Bedroom which can also be used as an OFFICE. The Primary Bedroom has a WALK-THROUGH Closet, + a 3 pc EN-SUITE incl/STANDING GLASS Shower. This IMMACULATE HOME has a GREAT LOCATION as it is Kitty Corner to the Food Truck, + EVENTS at MURDOCK PARK. Just steps away from Murdoch Park, + Bridgeland Park is 1st Ave, + Centre St offer incl/AMENITIES, TRENDY SHOPS, RESTAURANTS, + MORE. The BRIDGELAND/RIVERSIDE Community Centre is within Walking Distance that has many

EVENTS/ACTIVITIES which you can find in their website. You can walk to the Bow River Pathway System, Bridgeland Train Station, + Tom Campbell Hill's Natural Park. ACCESS to Memorial Drive is Telus Spark Science Centre, The Calgary Zoo, St. Patrick's, + St. George's Islands, + The Core Shopping Centre. This Central Location is a MUST-SEE so BOOK your showing TODAY!!!