



417, 38 9 Street NE
Calgary, Alberta

MLS # A2141524



\$419,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	831 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 598
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: None

Discover this stunning 2-bed, 2-bath unit nestled in Bridgeland Crossings! With an open concept layout, enjoy the convenience of each bedroom positioned on opposite sides of the unit. Admire the breathtaking view of the terrace below and soak in the morning sun through expansive windows. The modern interior boasts sleek kitchen cabinets, quartz countertops, stainless steel appliances, including a gas cooktop, and ample storage space. Entertain with ease in the spacious dining and living areas, or step out onto the private covered deck for year-round BBQs. The primary bedroom features a walk-in closet and a 4pc en-suite, while the second bedroom offers a double walk-thru closet and a 3pc bathroom. Additional perks include air conditioning, in-suite laundry, titled underground parking, and a storage locker. Enjoy the building's amenities such as a gym, theatre, guest lounge, courtyard, and pet-friendly atmosphere. Bridgeland is renowned for its vibrant community, proximity to trendy eateries, the Bow River, and easy access to Downtown via the nearby C Train.