



**103, 44 6A Street NE**  
**Calgary, Alberta**

**MLS # A2174968**



**\$400,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** In Floor, Natural Gas

**Water:** -

**Floors:** Carpet, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 1,035

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Mixed, Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Rare and spacious inner-city condo in Bridgeland &ndash; boasting nearly 1,400 sq ft of refined living space. This exceptional one-level unit offers unparalleled convenience with two underground parking spaces and the luxury of two private patios, perfectly positioned to enjoy both east and west sunlight. The open-concept living area is designed for relaxation and entertaining, with a well-appointed kitchen, an inviting dining area, and a cozy living room anchored by a gas fireplace. Whether hosting friends or enjoying a quiet evening, the dual patios allow for seamless indoor-outdoor living. The primary suite easily accommodates a king-sized bed and includes a walk-in closet and a 4-piece ensuite for your comfort. Two additional spacious bedrooms and a large in-suite laundry, provide a welcome convenience to a hectic lifestyle. In-floor radiant heating throughout the unit provides the ultimate in comfort. Two assigned parking spaces plus a spacious storage locker are included. Pets are allowed with approval - and you will be next to an off-leash area if you do. Enjoy the best of both worlds &ndash; walk to vibrant shops and nightlife while retreating to the peaceful natural area adjacent to the property. Special assessments have just been completed and are fully paid for added value. This is a must-see opportunity for those seeking a blend of space, style, and location in the heart of Bridgeland at a very affordable price.