



**807, 46 9 Street NE  
Calgary, Alberta**

**MLS # A2193277**



**\$700,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,107 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 814
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

**Inclusions:** none

Discover urban living at its finest in Bridgeland! Welcome to Bridgeland Crossings II, an exceptional top-floor unit that redefines spaciousness and style. With two titled parking stalls, this residence is one of the largest in the complex, offering convenience and comfort in Calgary's most sought-after community. Step into this contemporary two-bedroom, three-bathroom concrete condominium designed for modern lifestyles. The extended balcony invites you outside to enjoy fresh air and breathtaking views while air conditioning ensures year-round comfort. Elegant laminate flooring enhances the home's sophistication. At the heart of the residence is a chef's dream kitchen, complete with custom cabinetry, high-end stainless steel appliances, and luxurious quartz countertops. The eat-up island and gas cooktop create the perfect setting for casual meals or gatherings with friends and family. The open-concept living and dining area, flooded with natural light from soaring ceilings and expansive windows, is ideal for relaxation or entertaining. Retreat to the primary bedroom, a tranquil oasis featuring a spacious walk-in closet and a luxurious four-piece ensuite bathroom. This private sanctuary includes a full-sized shower and dual sinks for ultimate comfort. The generously sized second bedroom is conveniently located next to a second four-piece bathroom, offering privacy for family or guests. Step onto your east-facing balcony for unobstructed views, perfect for sipping morning coffee or unwinding with an evening glass of wine. This outdoor haven includes a barbecue gas line, making it an ideal space for al fresco dining and entertaining. Bridgeland Crossings II offers more than just a home; it's a lifestyle. Enjoy access to outstanding amenities, including two fitness centers, a yoga studio, and a state-of-the-art sports lounge/movie room. Community gardens foster a

connection to nature, while the tranquil outdoor patio lounge, equipped with barbecues and a fire pit, serves as a fantastic gathering spot. Additional conveniences like a dog wash station, guest suite, and bike hub station make modern living a breeze. Location matters and this condo has it all. Enjoy recreational options like Murdoch Park and the Bridgeland Community Centre. Explore trendy shops, cozy cafes, and diverse restaurants in your neighbourhood. The scenic Bow River Pathway System is perfect for active lifestyles, and Bridgeland Train Station simplifies commuting. Nearby attractions like Tom Campbell Hill's Natural Park, Calgary Zoo, and Telus Spark enrich your experience. Don't miss this incredible opportunity to immerse yourself in Bridgeland's vibrant urban lifestyle. With its dynamic charm and community spirit, Bridgeland Crossings II is more than just a home; it's the lifestyle you've always dreamed of. Seize this chance to elevate your living experience—make Bridgeland Crossings II your new home today!