



## 38 9 Street Calgary Alberta

\$699,900

Don't miss out on this incredible PENTHOUSE APARTMENT CONDO at Bridgeland Crossing with spectacular views in the desirable community of Bridgeland for under \$700K! This SOUTH FACING OPEN CONCEPT UNIT features a full wall of windows that provide amazing light. It's a 2 bedrooms/2 bathroom unit with high end finishes throughout. The ceilings are 12.5 feet in the living room and 9.5 feet in the bedrooms! The large quartz kitchen island provides lots of space to prepare your favourite culinary creations and to gather with friends. Afterwards, move the party outside to the huge patio. It's 58 FEET LONG and wraps half way around the building. Just think of the Stampede Parties you could host! This unit comes with ONE TITLED UNDERGROUND PARKING STALL & a STORAGE LOCKER. There is a gym as well as a large outdoor courtyard with grass on the 2nd floor. Do you have a green thumb? Well there are garden plots you can rent to grow your own vegetables. There are also built-in BBQs and even a putting green. The other amenities include a party room available for rental and a guest suite. Well, what about Fido you ask? It's a PET FRIENDLY BUILDING that has no weight restrictions(maximum 2 pets/board approval required). There is a FULL TIME RESIDENT MANAGER ON SITE. Getting downtown and across the city is easy. It's a 2 minute walk to the c-train station. It's walking distance to tons of trendy restaurants and shops including Cabeza Grande, La Brezza Ristorante, Leela Eco Spa, Made by Marcus Ice Cream, JusFruit and most importantly Starbucks. It provides easy access to Memorial Drive to head downtown as well as Deerfoot trail. My client owns the whole top floor and is willing to sell all three units together or possibly separately. Seller will offer financing at 2.75 % up to \$475,000.00 until July 2025. He will do the same for unit #1103 up to \$400,000.00. (id:6769)

Kitchen 12.83 Ft x 8.67 Ft

Dining room 13.17 Ft x 9.17 Ft

Living room 24.00 Ft x 18.00 Ft

Foyer 9.33 Ft x 5.17 Ft

Primary Bedroom 12.17 Ft x 11.33 Ft

Bedroom 13.00 Ft x 11.33 Ft

4pc Bathroom 9.00 Ft x 4.83 Ft

5pc Bathroom 8.67 Ft x 7.83 Ft

Listing Presented By:



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