



## 38 9 Street Calgary Alberta

\$489,900

Welcome to the vibrant community of Bridgeland. Walking distance to Downtown, Calgary Zoo, Restaurants, Parks, and pathways for long walks and bicycle rides. This well-managed condo complex has lots to offer, including a Gym, Courtyard, Community BBQ, and more. The building entrance is 1-minute walking distance to the LRT through the crossover bridge! This modern 2 bedroom unit has 1 heated underground titled parking, and separate heated storage. The Master bedroom has stunning views of Downtown with an ensuite bath and a large second bedroom with city views and a second full bath--open-concept living space. The modern kitchen comes with upgraded built-in appliances, a gas range, a microwave oven, a hood fan lots of cupboard space quartz countertops, and an island with seating extension ready to entertain, a dining area, and the bright living room offers large windows overlooking city views. The Urban kitchen boasts a 5 burner gas stove, hood fan, microwave oven, a bottom freezer fridge, and plenty of cupboard space. This unit shows 10 out of 10. Call for a private showing. (id:6769)

Primary Bedroom 10.83 Ft x 14.75 Ft

3pc Bathroom 5.42 Ft x 8.58 Ft

Bedroom 9.00 Ft x 11.58 Ft

3pc Bathroom 8.00 Ft x 4.92 Ft

Living room 11.67 Ft x 13.83 Ft

Dining room 11.67 Ft x 6.08 Ft

Kitchen 10.83 Ft x 8.33 Ft

Listing Presented By:



Originally Listed by:  
KIC Realty



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca