



## 38 9 Street Calgary Alberta

\$450,000

Experience elevated living in this luxurious condominium, situated in the heart of Bridgeland, one of the city's most sought-after and vibrant neighborhoods. This meticulously maintained, modern 2-bedroom, 2-bathroom unit offers sophisticated style and thoughtful design, perfect for those who value quality and comfort. Enjoy seamless access to downtown, the East Village, and the river pathways—whether you walk or bike—and take in the charm of the local shops and cafes that define this trendy community. Inside, the open-concept layout is ideal for entertaining, flowing out to an expansive patio with tranquil park and city views. The sleek, gourmet kitchen is a chef's dream, featuring premium stainless steel appliances, including a gas stove, a peninsula breakfast bar, and ample storage options. The living room is bathed in natural light, creating a warm, inviting space for relaxation. The primary bedroom is a serene retreat with a spacious walk-in closet and a spa-inspired ensuite, maintaining the same contemporary elegance as the rest of the home. A second bedroom, ideal for guests or a home office, a well-appointed cheater ensuite with a walk through closet, allowing the condo to have two master suites. In-suite laundry, and a titled underground parking space add to the convenience of this residence. The building itself offers an array of top-tier amenities, including a fully-equipped gym, yoga studio, stylish party room with a full kitchen, theatre room, and a courtyard with a barbecue area. This exceptional condo in an outstanding building is perfectly located, just steps from everything you need—from organic markets to public transit—offering an unparalleled urban lifestyle. (id:6769)

Living room/Dining room 20.42 Ft x 11.58 Ft

Kitchen 9.08 Ft x 8.67 Ft

Primary Bedroom 13.08 Ft x 10.50 Ft

4pc Bathroom 8.50 Ft x 5.33 Ft

Bedroom 12.08 Ft x 9.25 Ft

Foyer 6.50 Ft x 4.67 Ft

Foyer 3.08 Ft x 2.67 Ft

Laundry room 3.08 Ft x 2.67 Ft

3pc Bathroom 8.25 Ft x 4.83 Ft

Listing Presented By:



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**Mirror**

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