# 46 9 Street Calgary Alberta

## $499,999

Say hello to your new home in trendy Bridgeland! This beautiful 2 bedroom, 2 bathroom condo has exclusive walk-up street access, to make this sylish unit feel more like a townhome in inner-city Calgary. This one of a kind unit has over $50K above base unit upgrades and a large private patio, measuring over 400 sq ft! This unit itself is just over 900sq ft., has 9ft. ceilings, and features a modern open-concept kitchen/living room area; complete with stainless steel appliances, quartz countertops, a gas stove, and a custom-designed lighting feature in the living space. The master bedroom has large windows, a walk-in closet, built in wardrobe system, and private 4 piece ensuite bathroom - completely upgraded with European tiling, a dual vanity, quartz countertops, walk in shower, spa shower head, and more. The second bedroom on the opposite side of the unit also has its own upgraded 4 piece ensuite bathroom, and a large closet! This unit is Air-conditioned, has in unit laundry, a titled underground heated parking spot, and assigned locker storage! Pet friendly, with board approval. Building contains two fitness centres, a yoga room, rooftop courtyard with communal BBQ area, putting green, and communal garden, as well as; bike storage, entertainment lounge, and theatre room. The building is just steps away from coffee shops, restaurants, medi-spa's, parks, schools, LRT, and more. Only a 5 minute drive into downtown Calgary! Book a showing at this beautiful unit today! (id:6769)

Listing Presented By:

ESTATEVUE 360°

Originally Listed by:
Real Broker

ROYAL LePAGE    **See Mirror**

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

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

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|---|---|---|---|
| Other | 10.00 Ft x 9.00 Ft | 4pc Bathroom | 8.50 Ft x 7.58 Ft |
| Living room | 16.83 Ft x 10.83 Ft | Bedroom | 10.67 Ft x 10.00 Ft |
| Dining room | 6.00 Ft x 5.00 Ft | 4pc Bathroom | 7.92 Ft x 4.92 Ft |
| Foyer | 6.92 Ft x 6.17 Ft | Laundry room | 4.00 Ft x 3.33 Ft |
| Primary Bedroom | 16.00 Ft x 10.00 Ft | Storage | 8.92 Ft x 5.58 Ft |
| Other | 6.33 Ft x 5.92 Ft | | |