



## 46 9 Street Calgary Alberta

\$579,900

The finest in maintenance-free living is waiting here for you in this sleek & stylish home in BRIDGELAND CROSSING II...this upscale concrete condo project from Apex/GableCraft in this coveted inner city community. Overlooking McDougall Park, this beautiful penthouse unit enjoys 2 bedrooms & 2 full baths, upgraded laminate floors & long-lasting engineered stone countertops, designer kitchen & titled tandem-style parking stall for 2 for your exclusive use. Complemented by an expanse of windows & high ceilings throughout, you'll embrace the sun-drenched floorplan of this 8ft floor condo, with its open concept living/dining room & gracious kitchen with full-height cabinets with soft-close doors, centre island & stainless steel appliances including KitchenAid gas cooktop & built-in convection oven plus Fisher & Paykel fridge. The owners' suite has a great-sized walk-in closet & ensuite with double vanities & walk-in shower. For added privacy, the 2nd bedroom is located on the opposite side of the condo, & has its own private access into the 2nd full bath which has heated tile floors. A set of French door opens into an alcove with built-in desk...the perfect spot for your home office. Convenient insuite laundry with Whirlpool washer & dryer (with dual vent). Almost 250sqft of outdoor living on the huge East-facing balcony - complete with gas line for your BBQ, where you can take in the amazing sunrises, views of McDougall Park & distant horizon. In the secure underground parkade is where you'll find 2 parking stalls...tandem-style, titled & with just 1 neighbouring stall. Additional features include unit-controlled central air & heating, NEST thermostat, assigned storage cage on the same floor, residents bike storage, dog wash, guest suite, theatre, lounge, 2 fitness rooms, yoga studio & beautifully landscaped courtyard with benches, gardens & BBQ area. BRIDGELAND CROSSI...

4pc Bathroom Measurements not available

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Living room 11.67 Ft x 13.58 Ft

Dining room 9.08 Ft x 12.08 Ft

Kitchen 13.17 Ft x 8.83 Ft

Den 6.08 Ft x 7.00 Ft

Laundry room 3.33 Ft x 3.58 Ft

Primary Bedroom 10.92 Ft x 17.08 Ft

Bedroom 9.42 Ft x 11.08 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE BENCHMARK

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**RE/MAX**

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(CENTRAL)**

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