



# 180 9 Street Calgary Alberta

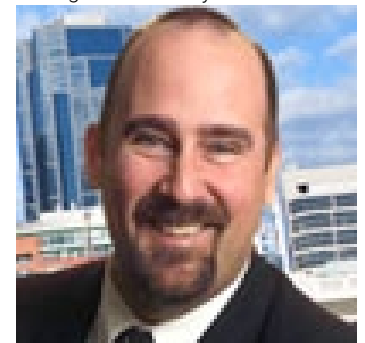
\$579,900

Welcome to this stunning townhome located in the heart of Bridgeland, a vibrant community known for its eclectic mix of shops and eateries, including Starbucks, OEB, Made by Marcus, and UNA. This beautiful property offers an exceptional blend of urban living and tranquility, with a quiet courtyard entrance surrounded by lush greenery and mature trees. As you step inside, you'll be greeted by an abundance of natural light that fills the spacious main floor. The inviting living room, complete with a cozy fireplace, seamlessly connects with the kitchen and dining areas, creating an ideal space for entertaining. The contemporary kitchen boasts a breakfast bar and stainless steel appliances, perfect for preparing your favourite meals. This main floor is completed with an oversized west-facing balcony. On the second level, the primary bedroom features a private balcony, a walk-in closet, and a luxurious 3-piece ensuite. The second bedroom, overlooking the serene courtyard, also includes a roomy walk-in closet. A 3-piece family bathroom and convenient laundry facilities complete this level. Continue up to the final level where you will find a rooftop terrace, offering breathtaking views of the surrounding area. This space is perfect for gardening, entertaining, or simply enjoying the spectacular Calgary sunsets and Stampede fireworks. Recent updates include hardwood and tile flooring, a new HVAC system with integrated humidifier (2021), and a central vacuum system. The property includes two parking stalls in a tandem titled spot within the heated underground garage, along with an oversized private storage unit. For cycling enthusiasts, secure bike parking is available within the complex, providing easy access to the river path. This meticulously designed unit offers outstanding exterior spaces and a rare opportunity to experience the best of urban living in a serene sett...

Bedroom 11.83 Ft x 10.00 Ft  
 Other 5.83 Ft x 3.83 Ft  
 Living room 11.83 Ft x 10.50 Ft  
 Kitchen 11.42 Ft x 9.00 Ft  
 Dining room 13.42 Ft x 7.75 Ft  
 2pc Bathroom 5.92 Ft x 4.67 Ft

3pc Bathroom 8.58 Ft x 6.42 Ft  
 Other 6.25 Ft x 4.50 Ft  
 Bedroom 12.17 Ft x 10.58 Ft  
 Other 5.83 Ft x 4.50 Ft  
 3pc Bathroom 8.50 Ft x 4.92 Ft  
 Laundry room 3.50 Ft x 3.17 Ft

Listing Presented By:



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