



46 9 Street Calgary Alberta

\$449,900

Here is an AIR-CONDITIONED Condo on the 5th Floor that has 713.84 Sq Ft, an 11'4" X 6'2" PRIVATE BALCONY, 2 BEDROOMS, 2 BATHROOMS (incl/EN-SUITE), 1 TITLED STALL in the UNDERGROUND HEATED GARAGE PARKADE, an ASSIGNED STORAGE Locker in the BRIDGELAND CROSSINGS II complex in the TRENDY Community of BRIDGELAND!!! ACCESS for RESIDENTS is the ON-SITE MANAGEMENT, + SECURITY, 2 FITNESS Centre's, a YOGA Studio, SPORTS Lounge/Movie Room, Outdoor Patio Lounge w/BBQ, + FIREPIT area, a PUTTING GREEN, a COMMUNAL Garden, a CONVENIENT Dog Wash Station, a GUEST Suite, a CAR WASH, + BIKE Hub Station. Entering the Unit, you will see the WELCOMING Foyer, 9' Ceilings giving an AIRY feel to the space, + OPEN CONCEPT Floor Plan w/NEUTRAL Colours throughout. This SLEEK Kitchen has Cabinetry, QUARTZ Countertops, Tiled Backsplash, SS Appliances incl/GAS Stove, + an Eat-Up ISLAND BREAKFAST Bar. The 14'6" X 11'5" Living/Dining Room is PERFECT for COZY Conversations or RELAXING after a long day, + it has EXPANSIVE Windows allowing in NATURAL LIGHT. Down the hallway is the Laundry Room, the 3 pc Bathroom w/SOAKING TUB, + a 2nd Bedroom which can also be used as an OFFICE. The Primary Bedroom has a WALK-THROUGH Closet, + a 3 pc EN-SUITE incl/STANDING GLASS Shower. This IMMACULATE HOME has a GREAT LOCATION as it is Kitty Corner to the Food Truck, + EVENTS at MURDOCK PARK. Just steps away from Murdoch Park, + Bridgeland Park is 1st Ave, + Centre St offer incl/AMENITIES, TRENDY SHOPS, RESTAURANTS, + MORE. The BRIDGELAND/RIVERSIDE Community Centre is within Walking Distance that has many EVENTS/ACTIVITIES which you can find in their website. You can walk to the Bow River Pathway System, Bridgeland Train Station, + Tom Campbell Hill's Natural Park. ACCESS to Memorial Drive is Telus Spark Science Centre, The Calgary Zoo, St. Patrick's, + St. George's Islands, + The Core Shopping Centre. This Central Lo...

Living room/Dining room 14.50 Ft x 11.42 Ft
 Kitchen 9.00 Ft x 8.00 Ft
 Primary Bedroom 11.08 Ft x 10.67 Ft
 3pc Bathroom 7.92 Ft x 4.92 Ft

Foyer 7.92 Ft x 4.33 Ft
 Laundry room 4.92 Ft x 3.00 Ft
 4pc Bathroom 8.00 Ft x 4.92 Ft
 Other 11.33 Ft x 6.17 Ft

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Bedroom 9.83 Ft x 9.17 Ft