



## 46 9 Street Calgary Alberta

\$489,999

Experience Urban Living at Its Finest in Bridgeland! Welcome to Bridgeland Crossings II, an exceptional 2 bedroom, 2 bathroom CONCRETE condominium in one of Calgary's most sought after communities. This stylish and contemporary home offers a perfect blend of comfort and sophistication, featuring an EXTENDED BALCONY, AIR CONDITIONING, LAMINATE FLOORING and a thoughtfully designed layout that is sure to impress. The heart of the home, the kitchen, is a chef's dream. It boasts custom designed cabinetry, STAINLESS STEEL APPLIANCES, luxurious QUARTZ COUNTERTOPS, a convenient EAT UP ISLAND and a GAS cooktop; this space is perfect for both everyday cooking and entertaining . The open concept living and dining area is bathed in natural light, thanks to the soaring ceilings and expansive windows. The space is perfect for relaxing or hosting guests, offering a seamless flow between the kitchen and living spaces. The primary bedroom features a spacious walk through closet and a 3 piece ensuite with a full-sized shower and ample cabinet space. The second bedroom is equally generous in size and is adjacent to a second 4 piece bathroom, providing privacy and comfort for all. Step outside to the WEST FACING balcony, an ideal spot to enjoy your morning coffee or unwind in the evening. With scenic views and a gas line BBQ outlet, the space is perfect for outdoor dining and relaxation. Bridgeland Crossings II offers an exceptional array of amenities, including two fitness centers, a yoga studio, a sports lounge/movie room, community gardens and a relaxing outdoor patio lounge complete with BBQ and fire pit area. Additional conveniences include a dog wash station, guest suite, car wash, and bike hub station. Ideally located, this condo is steps away from Murdoch Park and the Bridgeland Community Centre. Enjoy easy access to trendy shops, restaurants, the Bow River Pathway Syst...

Kitchen 10.08 Ft x 8.42 Ft

Living room 11.75 Ft x 11.25 Ft

Dining room 11.25 Ft x 8.75 Ft

Primary Bedroom 12.25 Ft x 11.33 Ft

3pc Bathroom 8.92 Ft x 4.92 Ft

Bedroom 11.75 Ft x 9.08 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Foyer 7.75 Ft x 6.08 Ft

Laundry room 3.17 Ft x 3.17 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<https://marializotte.remaxmtnview.ca/>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca