



416, 38 9 Street NE  
Calgary, Alberta

MLS # A2301010



**\$420,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	747 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler, Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Super bright 2 bedroom condo overlooking the courtyard and community garden plots. East facing so great morning sun on the balcony. There is only one common wall allowing for lots of windows throughout. Shows like new with stainless steel appliances that includes a gas stove top. Quartz counter tops with loads of cabinets. Primary bedroom shares an ensuite , in-suite laundry. Good size second bedroom. A well managed building with amenities that include a gym, work room to service bikes, a wash bay for dogs, theater room, community gardens for the green thumb. Courtyard with a BBQ for entertaining. There is secure titled parking plus a storage locker and bike locker. All within a 5 min walk to the Bridgeland LRT.