



107, 46 9 Street NE  
Calgary, Alberta

MLS # A2314829



**\$675,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,027 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Parking Lot, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Few Trees, Garden, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 755
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

\*OPEN HOUSE JUNE 6 FROM 12:30-2PM\* Welcome to effortless ground level living with a rare park side setting. This spacious townhome-style corner unit offers over 1,027 SF, 2 bedrooms, 2 full bathrooms, and the kind of indoor-outdoor lifestyle that is hard to find. Backing directly onto an expansive greenspace filled with mature trees, picnic areas, and walking paths, this home offers exceptional privacy and a serene backdrop right outside your door. Perfect for pet owners with your TWO patios, green space right outside your door and incredibly amenity rich location. Inside, you will find a thoughtfully designed open-concept layout featuring a generous living and dining area, large windows, and a modern gourmet kitchen complete with white shaker cabinetry, quartz countertops, luxury stainless steel appliances, and a gas cooktop. The functional floorplan includes in-suite laundry, two well-sized bedrooms, and two full baths, making it ideal for professionals, downsizers, dog lovers or those seeking flexible space. Originally a custom designed former showhome, this residence is located in a sought-after amenity-rich building offering 24-hour security, guest suite, dog wash, bike hub, two fitness centres, yoga studio, lounge, theatre room, and private courtyard BBQ area. Perfectly positioned for an urban lifestyle, you are just steps from parks, river pathways, LRT, transit, grocery stores, restaurants, cafes, and medical services. A unique opportunity to enjoy condo convenience with the feel of a private townhome and an unbeatable connection to nature.