



GRASSROOTS
REALTY GROUP

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412, 38 9 Street NE
Calgary, Alberta

MLS # A2315636



\$315,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	536 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 402
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: n/a

Welcome to urban living at its finest in the sought-after Bridgeland Crossing! Offering an exceptional opportunity to own in one of Calgary's most vibrant inner-city communities, this contemporary condo places you just steps from C-Train access, the Bow River pathway system, trendy cafes, restaurants, and only minutes from downtown. Perfect for first-time buyers and investors alike, this stylish home combines modern design with an unbeatable location. The open-concept living space is flooded with natural light and showcases newer hardwood flooring throughout—no carpet means easy maintenance and no stains. The sleek kitchen is designed to impress, featuring built-in stainless steel appliances including a gas cooktop, built-in oven, microwave, and contemporary hood fan. An entire wall of floor-to-ceiling cabinetry provides exceptional storage for all your kitchen essentials and gadgets. The adjacent living area offers the perfect space to relax or entertain, with access to a sunny west-facing balcony where you can enjoy afternoon sunshine and beautiful evening light. The bright and spacious bedroom is filled with natural light and conveniently connects to the cheater ensuite bathroom, providing functionality and privacy for both residents and guests. Comfort is enhanced year-round with central air conditioning, while residents enjoy access to an impressive array of building amenities including a fitness centre, party room, guest suite, dog wash station, and community garden. This turnkey home effortlessly combines style, comfort, and convenience in one of Calgary's most desirable neighbourhoods. Whether you're looking for your first home, a low-maintenance lifestyle, or a fantastic investment opportunity, this is one you won't want to miss. Call today to book your private showing!

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