



GRASSROOTS
REALTY GROUP

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307, 38 9 Street NE
Calgary, Alberta

MLS # A2320603



\$575,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	924 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, See Remarks, Side By Side, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Other	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Projector Screen and Projector

****OPEN HOUSE SAT JUNE 20TH - 11AM to 1pm**** Welcome to this exceptional 2-bedroom, 2-bathroom condo in the heart of Bridgeland Riverside, one of Calgary's most vibrant and sought-after inner-city communities. Perfectly positioned along the banks of the Bow River, this urban retreat offers unparalleled access to some of Calgary's best restaurants, cafés, pubs, parks, pathways, cultural attractions, and public transit. From the moment you step inside, you'll be captivated by the breathtaking southwest-facing views, showcased through expansive floor-to-ceiling windows that flood the home with natural light. Motorized blinds throughout provide effortless privacy and light control at the touch of a button. The thoughtfully designed open-concept floor plan has been enhanced with beautiful new laminate flooring, replacing the original flooring and adding warmth, style, and durability throughout the living spaces. The sleek modern kitchen features quartz countertops, high-end appliances, a gas cooktop, and ample space for entertaining. Host friends and family while taking in spectacular sunset views, then unwind with your favourite movie or sporting event on the projector screen. The spacious primary bedroom offers a walk-in closet and private ensuite, while the second bedroom enjoys west-facing views and direct access to the balcony, creating an inviting space for guests or a home office. A rare offering, this unit includes two titled side-by-side parking stalls (#61 & #62) located on the first parkade level (P1), just steps from the elevators for ultimate convenience. The assigned storage locker (#323-3) is equally impressive, located on the same floor as the suite in a private storage room shared with only three neighbouring units. Residents enjoy an outstanding collection of amenities including a fitness centre, rentable guest suites, party room,

landscaped courtyard with BBQ areas, a putting green, and a dedicated dog wash station. For those with a green thumb, garden plots are available to rent for just \$20 per year, with up to two plots permitted per unit, fostering a welcoming and active gardening community. Cyclists will appreciate the two secure bicycle storage cages, as well as a dedicated bike repair room on P2 complete with tools and a repair stand for owner use. Meticulously maintained and thoughtfully upgraded, this is inner-city condo living at its finest, combining luxury, convenience, exceptional amenities, and an unbeatable location! ****NOTE: Bridgeland Crossings is PET FRIENDLY. See Pet Application in Supplements****