



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

707, 46 9 Street NE
Calgary, Alberta

MLS # A2330388



\$319,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	540 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 386
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to luxury living in the heart of Bridgeland! This beautiful 1-bedroom, 1-bathroom home offers the perfect blend of style, comfort, and convenience. Thoughtfully designed with premium finishes throughout, this like-new condo features central A/C, a Nest thermostat, luxury vinyl plank flooring throughout, quartz countertops, and a gourmet kitchen equipped with KitchenAid and Fisher & Paykel stainless steel appliances. Enjoy the convenience of a gas line on the private balcony for year-round BBQs, plus titled underground parking and a storage locker located on the same floor. Perfectly situated just steps from the C-Train, scenic bike paths, parks, and Bridgeland's vibrant selection of cafés, restaurants, and boutique shops, this location truly has it all. Bridgeland Crossings is a sought-after, pet-friendly building (allowing up to two pets of any size with board approval) and offers exceptional amenities, including a fully equipped fitness centre, yoga studio, theatre/party room, guest suite, dog wash station, community garden, and plenty of visitor parking. Currently tenant occupied, with tenants who would love to stay, making this an excellent opportunity for both investors and future homeowners. Book your private showing today!