

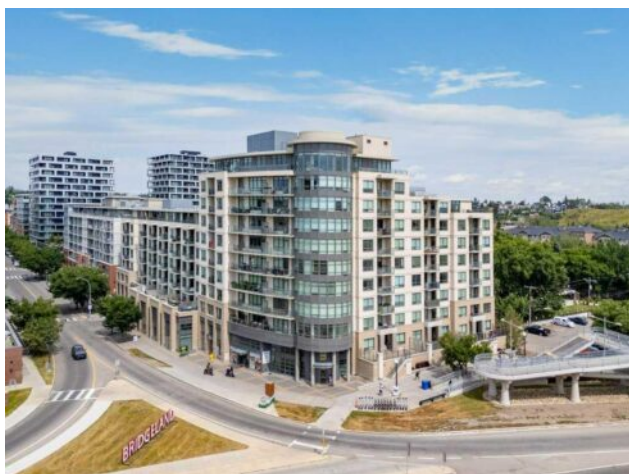


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

513, 38 9 Street NE
Calgary, Alberta

MLS # A2336153



\$319,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	545 sq.ft.	Age:	2015 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating: Fan Coil, Natural Gas

Floors: Carpet, Ceramic Tile, Laminate

Roof: -

Basement: -

Exterior: Concrete

Foundation: -

Features: Kitchen Island

Water: -

Sewer: -

Condo Fee: \$ 415

LLD: -

Zoning: DC

Utilities: -

Inclusions: none

AMAZING DOWNTOWN VIEWS AND LRT STATION STEPS FROM YOUR FRONT DOOR — THIS IS INNER-CITY LIVING DONE RIGHT. Renters are committed to Dec 2026 but would extend if desired by new owner. Live in Bridgeland and be just one C-Train stop from downtown, with the Bow River pathways, restaurants, caf  s and some of Calgary’s best inner-city amenities all around you. Welcome to Bridgeland Crossing and this bright, modern one-bedroom condo with a location that is hard to beat. Whether you’re heading downtown for work, meeting friends for dinner, grabbing a coffee, or jumping on your bike for a ride along the river, you can leave the car at home and enjoy everything this neighbourhood has to offer. Inside, the open floor plan makes great use of the space, with large windows bringing in plenty of natural light and showcasing the impressive views toward downtown Calgary. The kitchen features quartz countertops, a large island, sleek cabinetry and stainless steel appliances including a gas cooktop and built-in oven — a great setup for cooking, entertaining or simply pulling up a stool for breakfast. The living room takes full advantage of the views and opens onto your private balcony, giving you your own outdoor space to enjoy the city skyline. The bedroom is comfortably sized with good closet space and easy access to the full bathroom. In-suite laundry and central air conditioning add the everyday conveniences you want in a downtown condo. Bridgeland Crossing also offers an impressive collection of amenities including a fitness centre, social/party room, theatre, guest suite, landscaped courtyard with BBQ area, community gardens, dog wash and secure bike storage. The unit also includes titled underground parking and additional storage. But the real advantage here is the location. The

Bridgeland/Memorial LRT station is literally steps away — hop on and you're one stop from downtown Calgary, or switch directions for shopping and hospital. The Bow River and extensive pathway system are just a minute away, while Bridgeland's restaurants, coffee shops, pubs and local businesses are an easy walk from home. St. Patrick's Island, the Calgary Zoo and East Village are also close by. It's easy to understand why Bridgeland has become one of Calgary's favourite inner-city communities. For a first-time buyer, downtown professional, or investor looking for a property with excellent transit and rental appeal, this one checks a lot of boxes: great views, underground parking, a modern building and one of the best locations for getting in and out of downtown without actually living in the downtown core.