



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

717, 46 9 Street NE
Calgary, Alberta

MLS # A2341569



\$434,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	766 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 570
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows		
Inclusions:	N/A		

Welcome home to modern luxury in the heart of vibrant Bridgeland! This immaculate two-bedroom, two-bathroom condominium combines upscale design with everyday convenience, featuring a spacious open-concept floor plan accented by high-end finishes. The gourmet kitchen offers sleek quartz countertops, premium stainless-steel appliances, and ample cabinet space, opening effortlessly into a bright living area ideal for entertaining. The primary suite has large windows with views over greenspace, ample closet space with built-in organizers and its own private bathroom. Second bedroom offers functionality and versatility with a built-in murphy bed allowing for a den or guest space. Step outside onto your generous balcony—complete with a gas BBQ hookup—to take in serene, elevated views of the surrounding green space. In-suite laundry adds ultimate practicality to your daily routine. Bridgeland Crossings is a sought-after, pet-friendly building which 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. Outside your front door is a sprawling park, located just a few blocks from Bridgeland’s celebrated cafes and restaurants, or a quick walk to downtown Calgary or a two-block stroll to the C-Train station. This extraordinary property offers the very best of inner-city living, whether you are looking for a peaceful park side retreat or access to Calgary’s urban core.