

**810, 38 9 Street NE  
Calgary, Alberta****MLS # A2238200****\$349,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	581 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** Hunter Douglas Window Coverings

Welcome to Unit 810, 38 9 Street NE, an inviting 1-bedroom, 1-bathroom condo located in the highly desirable community of Bridgeland. This bright and contemporary unit is located on the top floor without overhead neighbours and has 9 foot ceilings. It offers the best of urban living with beautiful downtown skyline views, a smart open-concept layout, and a location that simply can't be beat. Step inside and you'll find a well-designed living space filled with natural light, perfect for relaxing or entertaining. The kitchen seamlessly flows into the living and dining areas, providing a comfortable and functional environment. Whether you're cooking for yourself or hosting friends, you'll appreciate the modern finishes and practical design. Enjoy peaceful mornings or evening sunsets with downtown Calgary as your backdrop, all from the comfort of your living room or balcony. The bedroom is spacious and private, and the full bathroom is sleek and well-appointed. Beyond your unit, the building offers a wide array of amenities including a fitness center, landscaped courtyard, community BBQ area, community gardens, dog wash station and secure underground titled parking. The condo complex is professionally managed and well-maintained, offering peace of mind and an easy lifestyle. Location is everything, and this property truly delivers. You'll be just steps from the Bow River pathways, Calgary Zoo, restaurants, shops, parks, and the CTrain station—only a one-minute walk across the pedestrian bridge. Bridgeland is known for its charm, walkability, and vibrant atmosphere, making it one of Calgary's most beloved inner-city neighborhoods. Whether you're a first-time buyer, a young professional, or looking to add a solid investment to your portfolio, this condo checks all the boxes. Don't miss your opportunity to

live in one of Calgary’s most connected and exciting communities. Book your viewing today!