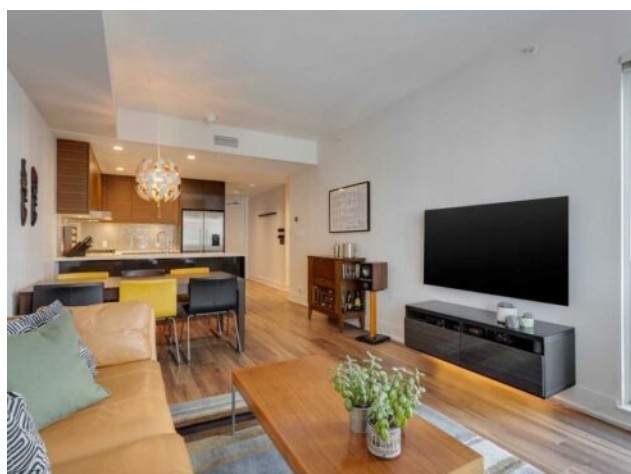


301, 46 9 Street NE
Calgary, Alberta

MLS # A2240514



\$449,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

Inclusions: NONE

Welcome to Unit 301 in the sought-after Bridgeland Crossings II—where urban living meets serene retreat. This stunning 2-bedroom, 2-bathroom condo offers one of the largest west-facing balconies in the entire building, perfect for relaxing evenings, container gardening, or entertaining under the open sky. Inside, the bright and airy living space features an open-concept layout anchored by a spacious kitchen with a built-in gas cooktop, stainless steel appliances, and an oversized peninsula offering ample prep space and additional storage. A formal dining area flows effortlessly into the sun-soaked living room, framed by large windows and direct access to your expansive outdoor patio with a natural gas hookup. The king-sized primary suite includes a large closet and private 3-piece ensuite, while the second bedroom is ideal for guests or a home office. A full 4-piece guest bath and convenient in-suite laundry complete the thoughtful layout. This unit stands out with a rare oversized end parking stall (check the photos!) and a private storage unit on the same floor—a true convenience in condo living. Residents enjoy an unmatched list of amenities: a fitness centre in each building, yoga room, a huge landscaped courtyard with garden plots, communal BBQs, putting green, and multiple gathering areas. Other perks include guest suites, party lounge with theatre, bike storage and repair room, and a dog wash station. Just steps to the C-Train, local shops, restaurants, river pathways, and beautiful Bridgeland parks, this is your opportunity to live “Moments Away. A World Apart.” Don’t miss your chance to own in one of the most desirable buildings in this highly acclaimed community!