

**416, 38 9 Street NE
Calgary, Alberta**

MLS # A2246088



\$430,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2015 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: N/A

HUGE PRICE REDUCTION!!! This 2 bedroom home features huge east facing windows letting in lots of sun and looks over the common area gardens. It is very quiet, away from the noise of city traffic. Bridgeland is a short walk from the downtown core and the LRT Station. This apartment offers the perfect balance of city convenience with community warmth. The interior is designed for functionality, featuring modern touches, gorgeous laminate flooring, soaring 9-foot ceilings, quartz countertops, and a gourmet kitchen equipped with a gas cooktop and built-in oven. This home provides 2 bedrooms. The primary bedroom has ample closet space and a 4pc cheater ensuite. The second bedroom can also be a den. The unit includes central air conditioning, in-suite laundry, underground titled parking, and an assigned storage locker for added convenience. The 4th-floor apartment provides a serene sunrise view, through the mature trees and gated courtyard that provides community gardens, blooming flowers, manicured greenspace and BBQ facilities. Bridgeland Crossings offers an extensive amount of thoughtful amenities including: Fully equipped fitness center and studio space, theatre and media lounge, dog wash station, putting green, bike lockers and a bike repair station. Everything you could need all, well within. **VIRTUAL TOUR AVAILABLE**