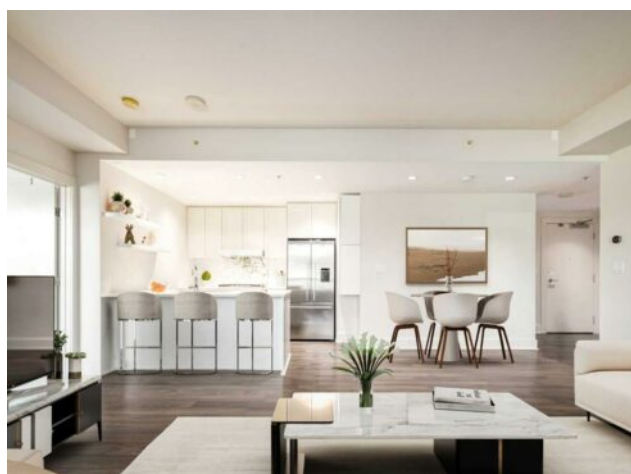


**108, 46 9 Street NE  
Calgary, Alberta**

**MLS # A2253816**



**\$519,800**

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Bridgeland/Riverside                                                      |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                        |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit                                               |               |                  |
| <b>Size:</b>     | 872 sq.ft.                                                                | <b>Age:</b>   | 2016 (9 yrs old) |
| <b>Beds:</b>     | 2                                                                         | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Gated, Parkade, Parking Lot, Plug-In, Secured, Stall, Titled, Underground |               |                  |
| <b>Lot Size:</b> | -                                                                         |               |                  |
| <b>Lot Feat:</b> | -                                                                         |               |                  |

|                    |                                                                                                                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                                                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                                                                                                                | <b>Condo Fee:</b> | \$ 621 |
| <b>Basement:</b>   | -                                                                                                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                                                                                                                          | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                                                                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | NA                                                                                                                                                                               |                   |        |

Ground Floor Walk-Up Condo Backing Onto Greenspace in Vibrant Bridgeland! Welcome to this luxury ground-floor condo offering the ultimate urban lifestyle with a rare walk-up entrance which is perfect for PET owners and OUTDOOR lovers alike! Backing directly onto a lush greenspace filled with picnic tables, pathways, playground and connected to Bridgeland's scenic pathway system! This unit provides direct access to parks adorned with flowers and open space for morning walks or evening relaxation all while providing a PRIVATE AND QUIET location. Inside, you'll find a thoughtfully designed 2 bedroom, 2 bathroom layout featuring a spacious living and dining area, ideal for entertaining as the main area is all open concept. The gourmet kitchen boasts white shaker cabinets, quartz countertops, a gas cooktop, and high end stainless steel appliances perfect for the home chef. The building itself is loaded with premium amenities including 24-hour security, two fitness centres, a yoga studio, dog wash station, bike hub, guest suite, theatre room, resident lounge, and a beautifully landscaped private courtyard with BBQ facilities. Unique to this unit is its unbeatable access to the secure parkade your titled parking stall is located just steps from your private entryway. Located just a short stroll to everything Bridgeland has to offer with trendy restaurants, local shops, the LRT station, grocery stores, river pathways, and more!