

# \$699,900 - 812, 46 9 Street Ne, Calgary

MLS® #A2215384

**\$699,900**

2 Bedroom, 2.00 Bathroom, 1,090 sqft

Residential on 0.00 Acres

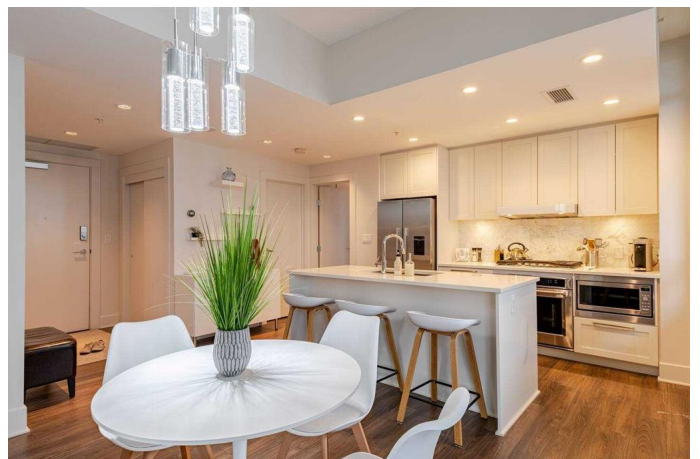
Bridgeland/Riverside, Calgary, Alberta

Penthouse Luxury at Bridgeland Crossings!  
Welcome to this stunning two bedroom plus den condo in the heart of Bridgeland. One of the largest units in this very quiet complex, this PENTHOUSE suite comes with TWO titled side by side parking stalls, walk-in laundry and offers exceptional space, style, and comfort. The open-concept layout features 10'™ ceilings, elegant laminate flooring, and expansive windows that flood the space with natural light. The chef's™ kitchen is equipped with custom cabinetry, walk-in pantry, quartz countertops, a gas cooktop, and high-end stainless steel appliances, perfect for everyday living and entertaining.

The spacious primary bedroom includes a walk-in closet with built-in organizers and a luxurious four-piece ensuite with dual sinks and a full-size shower. The second bedroom is outfitted with a queen-sized Murphy bed for added versatility and is located next to another full bathroom. Both bedrooms have electric blackout blinds. A flexible den space is ideal for a home office or workout area.

Enjoy year-round comfort with central A/C and relax on your oversized west-facing balcony with a gas line for barbecuing and fantastic views of the majestic Rocky Mountains, Saddledome and Murdock park.

This outstanding building's amenities include two fitness centres, a yoga studio, owners lounge/Theatre room, community gardens, an outdoor patio with putting green and BBQs, a dog wash station, bike hub, and guest suite.



Also included is a storage unit on the same floor for easy access.

This complex is ideally located with quick access to main thoroughfares yet steps from Murdoch Park, trendy shops, caf  s, the Bow River Pathway, and the Bridgeland C-train with easy access to the Calgary Zoo, TELUS Spark, and more.

Bridgeland Crossings II offers the urban lifestyle you   ve been dreaming of   don   t miss this rare opportunity!

Built in 2016

## Essential Information

MLS�� #	A2215384
Price	\$699,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,090
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

## Community Information

Address	812, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

## Amenities

Amenities	Guest Suite, Parking, Party Room, Snow Removal, Visitor Parking, Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Garbage Chute, Picnic Area, Storage, Trash
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Parking Spaces	2
Parking	Parkade

## Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Recreation Facilities
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Washer, Window Coverings, Built-In Electric Range, Convection Oven, ENERGY STAR Qualified Appliances, Gas Cooktop
Heating	High Efficiency, Fan Coil
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony, Courtyard, Garden, Outdoor Grill
Construction	Composite Siding, Concrete, Aluminum Siding, Brick

## Additional Information

Date Listed	April 28th, 2025
Days on Market	97
Zoning	DC

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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