

# \$315,000 - 308, 46 9 Street Ne, Calgary

MLS® #A2225352

**\$315,000**

1 Bedroom, 1.00 Bathroom, 545 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This stunning one bedroom condo in sought-after Bridgeland is move-in ready. With 545 square feet of air-conditioned living space, titled parking, and a host of impressive building amenities, this is urban living at its finest.

Freshly painted and featuring modern, sleek finishes throughout, this home boasts durable laminate flooring.

A gorgeous white kitchen with full-height cabinetry, quartz countertops, and a bar counter as well as stainless steel Fisher and paykel appliances. The open-concept design includes a spacious dining and living area with soaring nine-foot ceilings. Step out onto the large, covered balcony, complete with a gas line for your barbecue—perfect for relaxing or entertaining. The cozy bedroom offers a generous closet and convenient direct access to a beautifully designed four-piece bathroom. Additional highlights include in-suite laundry as well as a separate storage locker. Building amenities include a fully equipped gym with a yoga area, recreation room, guest suites for visitors and a dog wash station. Located adjacent to a green space with a playground, this property is ideally situated. The nearby C-Train station provides quick and easy access to downtown, while Bridgeland's finest restaurants and shops on 1st Avenue are just a short three-block walk away. This is an incredible opportunity—schedule your viewing today and see it for yourself!

Built in 2016



## Essential Information

MLS® #	A2225352
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	545
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	308, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

## Amenities

Amenities	Elevator(s), Fitness Center, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Community Gardens, Guest Suite
Parking Spaces	1
Parking	Parkade

## Interior

Interior Features	Open Floorplan
Appliances	Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony, BBQ gas line, Storage
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Construction      Brick, Stucco

### **Additional Information**

Date Listed      May 28th, 2025

Days on Market      3

Zoning      DC

### **Listing Details**

Listing Office      Royal LePage Benchmark

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