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

MLS® #A2225352

## \$315,000

1 Bedroom, 1.00 Bathroom, 545 sqft Residential on 0.00 Acres

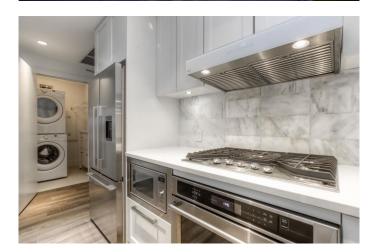
Bridgeland/Riverside, Calgary, Alberta

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 barbecueâ€"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 opportunityâ€"schedule your viewing today and see it for yourself!







#### **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

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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