

**510, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2217581**



**\$474,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	850 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Mixed, Tar/Gravel	<b>Condo Fee:</b>	\$ 598
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Veneer	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** None

Seize this unparalleled opportunity to own a breathtaking haven in the coveted Bridgeland Crossings! Imagine waking each day to spectacular panoramic views of the dazzling downtown skyline from your stunning two-bedroom condo. Step inside and be captivated by the seamless open-concept floorplan, graced with elegant laminate flooring. The heart of this fantastic home is the modern kitchen design with an elevated appliance package and design, a culinary dream boasting sleek quartz countertops, gleaming stainless steel appliances including a gas stovetop and built-in oven and microwave, and an abundance of floor-to-ceiling cabinetry. A chic island with a flush eating bar invites casual dining and effortless entertaining. Flowing from the kitchen, the open dining room and expansive living room beckon, leading you to a private balcony where the vibrant cityscape unfolds before you. Retreat to the master bedroom, a tranquil sanctuary offering continued downtown views, a spacious walk-in closet, and a luxurious 4-piece ensuite adorned with quartz counters and elegant tile flooring. The second generously sized bedroom presents versatility as a guest suite or a sophisticated home office. A second full bathroom with a stand-up shower and convenient in-suite laundry add to the ease of living. Enjoy modern comfort with central A/C, plus the convenience of a titled underground parking stall and assigned storage locker. Beyond your exquisite residence, indulge in the exceptional building amenities: a vibrant recreation room, a fully equipped gym to invigorate your days, a serene private courtyard garden for moments of tranquility, a welcoming guest suite for your visitors, a calming yoga studio, a stylish lounge for socializing, and even a thoughtful dog wash for your furry companion. Location is paramount, and this exceptional condo places you mere steps away from the

LRT station, connecting you effortlessly to the city, and a vibrant array of restaurants right at your doorstep. This is more than a condo; it's a lifestyle waiting to be embraced. Do not let this extraordinary opportunity slip away.