

**310, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2222860**



**\$599,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	854 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Side By Side, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Fan Coil

**Floors:** Laminate, Tile

**Roof:** -

**Basement:** -

**Exterior:** Concrete

**Foundation:** -

**Features:** Built-in Features, Kitchen Island, See Remarks, Stone Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 614

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** Kitchen table & chairs, sectional in living room, cabinet in dining room, shelf/desk in living room, patio furniture (as is), BBQ, cabinet in bathroom, cabinet in primary walk-in closet, kitchen bar stools.

This 2 bedroom, 2 bathroom, partially-furnished condo in the heart of Bridgeland with 2 highly coveted SIDE-BY-SIDE TITLED PARKING STALLS and an EXPANSIVE OUTDOOR PATIO with STUNNING DOWNTOWN VIEWS is just steps from parks, green spaces, shops and restaurants, transit and the Bow River Pathway!!! Offering a turnkey lifestyle with prime outdoor patio space and the all the conveniences of the inner city nearby, this modern 2 bedroom unit is move-in ready. Featuring stone counters, a kitchen island with room for seating, stainless steel appliances, ample cupboard space, in-unit laundry, built-in storage, stunning west-facing views and access to the building's fitness room and owner's lounge as well as the theatre room and serene outdoor courtyard, this building is highly desirable, professionally managed and ideally located. Enjoy all that the inner city has to offer without sacrificing outdoor space to relax or entertain and soak in the hot summer sun! With prime patio space like this, gorgeous downtown views and 2 side-by-side titled parking stalls, this unit is a rare find!!