

**317, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2236077**



**\$479,923**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Tar/Gravel	<b>Condo Fee:</b>	\$ 604
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

The timeless neighborhood of Bridgeland, is a community adored for its access to downtown, food scene, transit access, cultural events, and lively streets. A short walk from the downtown core, this apartment offers the perfect balance of city convenience with community warmth. The interior is designed for functionality, featuring modern touches, gorgeous laminate flooring, soaring 9-foot ceilings, quartz countertops, and a gourmet kitchen equipped with a gas cooktop and built-in oven. This home provides 2 large bedrooms, with ample closet space, a 4pc ensuite, and an additional 3 pc bath. The unit includes central air conditioning, in-suite laundry, underground titled parking, and an assigned storage locker for added convenience. The 3rd-floor apartment provides a serene sunrise view, through the mature trees and gated courtyard that provides community gardens, blooming flowers, manicured greenspace and BBQ facilities. Bridgeland Crossings offers an extensive amount of thoughtful amenities including: (get ready!) Fully equipped fitness center and studio space, theatre and media lounge, dog wash station, putting green, bike lockers and a bike repair station. Everything you could need all, well within. VIRTUAL TOUR AVAILABLE