

**808, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2197192**



**\$339,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-High-Rise (5+)		
<b>Size:</b>	555 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Off Street, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 382
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub		

**Inclusions:** n/a

Proudly presenting this remarkable one bedroom property in Bridgeland Crossings, located in the heart of the city. Located in the highly walkable and vibrant neighbourhood of Bridgeland, this modern unit offers **\*\*unobstructed downtown views\*\***, sleek finishes, air conditioning, and the convenience of the nearby Bridgeland C-Train station. Inside, you'll find after market upgraded floors (no carpet in bedroom), 9-foot ceilings, and an open-concept kitchen with stainless steel appliances, a gas cooktop, and quartz countertops. The private balcony, complete with a gas BBQ hookup, is perfect for taking in the panoramic skyline. Additional features include in-suite laundry and an additional built-in storage solution for added convenience. Residents enjoy premium amenities like a fully-equipped gym, party room, theatre, guest suites, and an outdoor courtyard with BBQs, a putting green, and a dog wash station. This property is perfect for a first time home buyer, down sizer or investment property. Bridgeland is one of the most coveted areas to live in the city, steps away from the best shops and restaurants such as Phil and Sebastian, UNA pizza, Village Ice cream, Shiki Menya, Bridgeland Market, Mari Bakery, OEB, Lil Empire burgers and so much more. This property has been meticulously cared for by its owner and Bridgeland Crossings is a well run building with a healthy reserve fund. This turn key property combines modern living with city views and an unbeatable location, don't miss your chance to call it home.