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901, 38 9 Street NE  
Calgary, Alberta

MLS # A2215227



**\$325,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	563 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, 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>	-	<b>Condo Fee:</b>	\$ 415
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** N/A

Discover a fantastic opportunity to own this beautiful, air-conditioned, and thoughtfully designed one-bedroom condo in the vibrant community of Bridgeland! Uniquely positioned this home offers enhanced privacy and tranquility with stunning views of parks and hills, along with an abundance of natural light that fills the space. The open-concept layout features a modern kitchen with sleek high-gloss cabinetry, quartz countertops, a large breakfast bar with seating, a gas range, and a built-in oven, perfect for cooking and entertaining. The bright and airy living area is wider than most condos and opens to lovely views overlooking the serene courtyard below. The spacious bedroom offers 2-closets and a 4-piece bathroom offers a floating vanity and deep soaker tub. For added convenience, in-suite laundry is included. Additional perks include a titled underground parking stall for you and heated, underground parking for your guests. This condo community is packed with amenities, including a fitness room, social room, bike lockers, guest suite, media room, and visitor parking. The private gardens feature a patio, BBQ area, communal planters, and even a putting green. Located in the heart of dynamic Bridgeland, you're just steps away from the LRT, with downtown Calgary easily within walking distance. This is the perfect urban lifestyle in a community known for its energy, charm, and convenience!