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610, 38 9 Street NE
Calgary, Alberta

MLS # A2217105



\$489,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 922 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | |
|--------------------|---------------------------------|
| Heating: | Central |
| Floors: | Carpet, Ceramic Tile, Laminate |
| Roof: | Asphalt/Gravel |
| Basement: | - |
| Exterior: | Concrete |
| Foundation: | - |
| Features: | No Animal Home, No Smoking Home |

| | |
|-------------------|--------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | \$ 598 |
| LLD: | - |
| Zoning: | DC |
| Utilities: | - |

Inclusions: NA

Welcome to the vibrant community of Bridgeland. Walking distance to Downtown, Calgary Zoo, Restaurants, Parks, and pathways for long walks and bicycle rides. This well-managed condo complex has lots to offer, including a Gym, Courtyard, Community BBQ, and more. The building entrance is 1 minute walking distance to the LRT through the crossover bridge! This modern, freshly painted 2-bedroom unit has 1 heated underground titled parking and separate heated storage. The Master bedroom has stunning views of Downtown with an ensuite bath and a large second bedroom with city views and a second full bath—open-concept living space. The modern kitchen comes with upgraded built-in appliances, a gas range, a microwave oven, a hood fan, lots of cupboard space, quartz countertops, and an island with seating extension ready to entertain, a dining area, and the bright living room offers large windows overlooking city views. The Urban kitchen boasts a 5-burner gas stove, hood fan, microwave oven, a bottom freezer fridge, and plenty of cupboard space. This unit shows 10 out of 10. Call for a private showing.