

780-832-5880

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207, 38 9 Street NE Calgary, Alberta

MLS # A2261299



\$495,000

| Division: | Bridgeland/Riverside | | | | |
|-----------|------------------------------------|--------|-------------------|--|--|
| Type: | Residential/High Rise (5+ stories) | | | | |
| Style: | Apartment-Single Level Unit | | | | |
| Size: | 837 sq.ft. | Age: | 2015 (10 yrs old) | | |
| Beds: | 2 | Baths: | 2 | | |
| Garage: | Heated Garage, Titled, Underground | | | | |
| Lot Size: | - | | | | |
| Lot Feat: | Backs on to Park/Green Space | | | | |
| | | | | | |

| Heating: | Fan Coil | Water: | - |
|-------------|---------------------------|------------|--------|
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Membrane, Tar/Gravel | Condo Fee: | \$ 621 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |

Features: High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Tired of the Concrete Jungle? Experience urban living at its finest in this exceptional courtyard-level condo with direct access to a stunning garden sanctuary. This inviting 2 bedroom, 2 bathroom home offers the perfect blend of city convenience and serene tranquility. Imagine hosting al fresco dinners with friends, tending to your favourite plants, or simply unwinding with a good book in your peaceful outdoor oasis. Inside, you'll discover a thoughtfully designed open-concept layout featuring soaring 9-foot ceilings, elegant quartz countertops, and a gourmet kitchen equipped with top-of-the-line appliances, including a gas cooktop and built-in oven. Retreat to your primary bedroom – a spacious sanctuary with ample room for a king-sized bed, a well-appointed 4-piece ensuite, and an abundance of closet space. The generously sized second bedroom offers versatility as a guest suite or comfortable home office. Rest easy knowing your vehicle is secure in the titled underground parking stall, protected from the elements year-round. Plus, enjoy the convenience of a separate storage unit to keep your belongings organized and easily accessible. This pet-friendly building offers fantastic amenities including a fitness room, party room, bike storage, and community gardens. Immerse yourself in Bridgeland's vibrant cultural scene with easy access to shops, cafes, and restaurants. And when you need a dose of nature, escape to nearby parks, the Bow River pathway, or your own private courtyard patio. More than just a condo, this is an urban sanctuary where you can embrace the best of both worlds. Live effortlessly, work efficiently, and recharge in nature – all from this exceptional Bridgeland address. Be sure to check out the virtual tour!