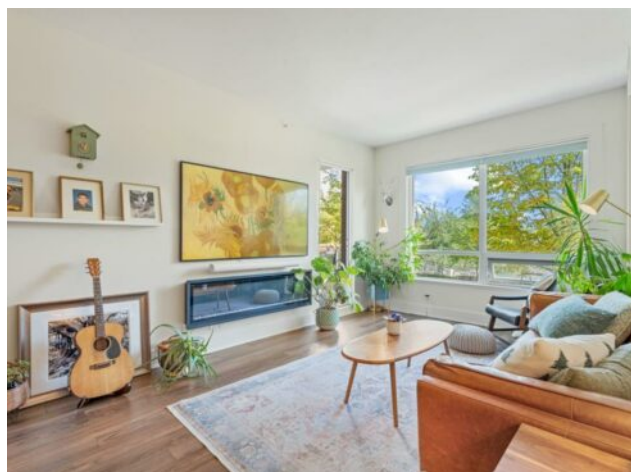


315, 46 9 Street NE  
Calgary, Alberta

MLS # A2261645



## \$480,000

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	858 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 621
<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, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** shelving in primary walk-through closet

**\*\*Open House Saturday Dec 20 from 12-2pm\*\*** Welcome to this bright and beautifully kept 2-bed, 2-bath plus den condo offering peaceful views of the landscaped courtyard and community gardens and yes, with AC for those hot summer days. Step onto your private covered balcony to enjoy morning coffee surrounded by mature greenery—an ideal retreat from city life. The open-concept layout features a spacious living/dining area filled with natural light, a modern kitchen with stainless steel appliances and stone countertops, and a convenient breakfast bar for casual dining. The primary suite includes a walk-in closet and a full ensuite, while the second bedroom and 4-piece bath provide flexible space for guests or a home office. Additional highlights include in-suite laundry, titled underground parking, and secure storage. Building amenities feature a well-equipped fitness room, resident lounge, and beautifully maintained common areas. Situated steps from transit, shops, restaurants, and scenic walking paths, this home combines tranquility with unbeatable convenience. Whether you’re a first-time buyer, downsizer, or investor, this garden-view residence offers exceptional value and comfort.