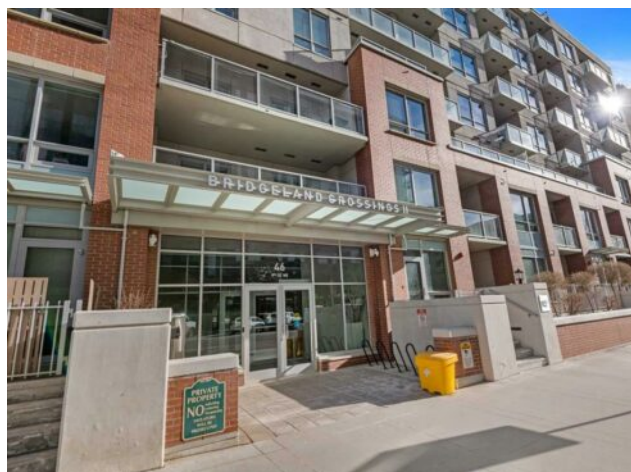


111, 46 9 Street NE  
Calgary, Alberta

MLS # A2286021



## \$336,900

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	607 sq.ft.	<b>Age:</b>	2016 (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>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 448
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** N/A

**\*\*OPEN HOUSE SAT/SUN 2:00-4:00** This ground floor unit with a fantastic layout includes a must have DEN, unique upgrades, titled parking and convenient storage. The original owners had the builder add a built in pantry/cabinet at end of the kitchen as well as additional shelving in ensuite. The very convenient ground floor access means no elevators and visitors can come directly through the private patio. The unit comes with one title parking stall in the secured underground parking where you will find secure storage for your convenience rather than hauling items through the elevators and hallways. A previous occupant also had security set up on patio for comfort and peace of mind. The bedroom features a walkthrough closet leading to the well appointed 4 piece bath with some custom shelving. With the DEN, the open floor plan, well appointed kitchen, full size washer/dryer and the direct access for your guests this is an amazing opportunity. Bridgeland is known to be one of the best inner city communities in Calgary, This unit sits in one of the best locations within Bridgeland being far enough from Memorial to minimize traffic noise and close enough for an easy walk to the LRT, Zoo, river paths, downtown and several coffee shops and restaurants and shops. Vacant and available for possession at your convenience.