

217, 46 9 Street NE
Calgary, Alberta

MLS # A2184409



\$349,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	612 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 448
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: N/A

Discover the perfect blend of comfort and convenience with this charming 1-bedroom plus den condo in the heart of Bridgeland. This west-facing unit offers beautiful sunset views from your private balcony, creating the perfect space to unwind after a long day. The open-concept layout is ideal for both relaxing evenings and entertaining guests. Located on the second floor, you'll have easy access to the fully equipped gym, making it simple to stay active without leaving the building. The condo also offers fantastic amenities, including a community garden, an outdoor BBQ area, a party room, and a theatre, perfect for gatherings and movie nights. For visiting friends and family, the building features a rentable guest suite for added convenience. Situated just steps from Anytime Fitness, Good Earth Coffee, local shops, and popular restaurants, you'll have everything you need right outside your door. Don't forget that this unit has central A/C. Whether you're a first-time buyer, down-sizer, or investor, this condo offers an incredible lifestyle in one of Calgary's most vibrant communities. Book your viewing today and see why this hidden gem won't last long!