

**318, 46 9 Street NE**  
**Calgary, Alberta**

**MLS # A2201629**



**\$600,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 797

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete, Stucco

**Zoning:** DC

**Foundation:** -

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to Bridgeland Crossings II, where contemporary design meets an unbeatable location. This spacious 2-bedroom, 2-bathroom corner unit offers 1,105 sq. ft. of thoughtfully designed living space, featuring luxury vinyl plank flooring, stone countertops, and large windows that fill the home with natural light. The open-concept layout includes a gourmet kitchen with premium appliances and ample storage, a bright living area that flows seamlessly to the private balcony, and two spacious bedrooms, including a primary suite with a walk-in closet and ensuite. Central A/C ensures year-round comfort. Bridgeland Crossings II is a pet-friendly building offering top-tier amenities, including a fitness center, yoga studio, theatre room, guest suite and resident lounge. Outdoor spaces feature a community garden, BBQ area, and direct access to parks and walking trails. Located in the heart of Bridgeland, this home is walking distance to the LRT, trendy cafes, top-rated restaurants, and boutique shops. With easy access to downtown and major routes, this is urban living at its finest.