

\$600,000 - 318, 46 9 Street Ne, Calgary

MLS® #A2201629

\$600,000

2 Bedroom, 2.00 Bathroom, 1,105 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

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.

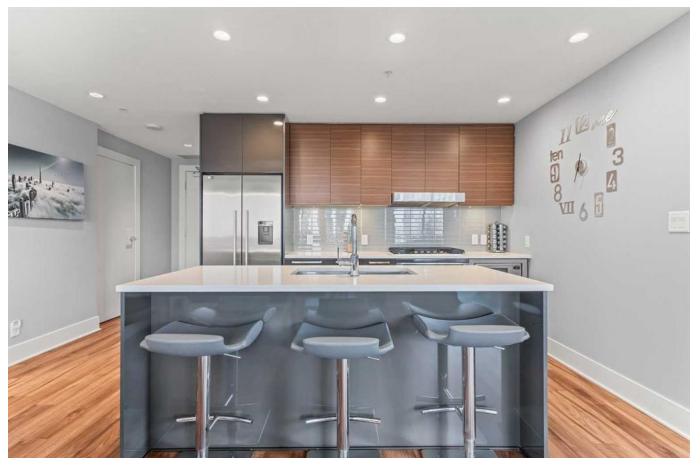
Bridgeland Crossings II is a pet-friendly building offering top-tier amenities, including a fitness center, yoga studio, theatre room, guest suite and resident lounge. Outdoor spaces feature a community garden, BBQ area, and direct access to parks and walking trails. Located in the heart of Bridgeland, 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.

Built in 2016

Essential Information

MLS® # A2201629

Price \$600,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,105
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	318, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Park, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Recreation Facilities
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Washer/Dryer, Built-In Gas Range
Heating	Boiler, Natural Gas
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard
Construction	Brick, Concrete, Stucco

Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	DC

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.