# \$334,900 - 217, 46 9 Street Ne, Calgary

MLS® #A2184409

# \$334,900

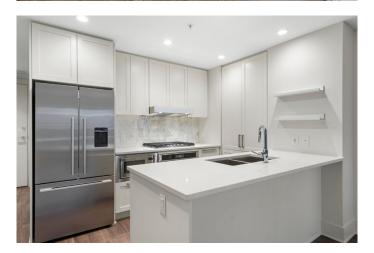
1 Bedroom, 1.00 Bathroom, 612 sqft Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

\*\*\*PRICE IMPROVEMENT ALERT\*\*\* 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 sunsets 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! (Some images have been digitally staged, bedroom has carpet flooring.)







Built in 2016

#### **Essential Information**

MLS® # A2184409 Price \$334,900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 612

Acres 0.00

Year Built 2016

Type Residential Sub-Type Apartment

Style High-Rise (5+)

Status Active

# **Community Information**

Address 217, 46 9 Street Ne Subdivision Bridgeland/Riverside

City Calgary
County Calgary
Province Alberta
Postal Code T2E 7Y1

## **Amenities**

Amenities Fitness Center, Picnic Area, Trash

Parking Spaces 1

Parking Underground

#### Interior

Interior Features No Smoking Home, Storage

Appliances Dishwasher, Dryer, Gas Cooktop, Gas Stove, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air Cooling Central Air

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## **Exterior**

Exterior Features Balcony

Construction Brick, Stucco

## **Additional Information**

Date Listed January 9th, 2025

Days on Market 90 Zoning DC

# **Listing Details**

Listing Office Greater Property Group

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