

# \$324,900 - 308, 46 9 Street Ne, Calgary

MLS® #A2184816

**\$324,900**

1 Bedroom, 1.00 Bathroom, 545 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This stunning one bedroom condo in sought-after Bridgeland is move-in ready. With 545 square feet of air-conditioned living space, titled parking, and a host of impressive building amenities, this is urban living at its finest.

Freshly painted and featuring modern, sleek finishes throughout, this home boasts durable laminate flooring.

A gorgeous white kitchen with full-height cabinetry, quartz countertops, and a bar counter as well as stainless steel Fisher and paykel appliances. The open-concept design includes a spacious dining and living area with soaring nine-foot ceilings. Step out onto the large, covered balcony, complete with a gas line for your barbecue—perfect for relaxing or entertaining. The cozy bedroom offers a generous closet and convenient direct access to a beautifully designed four-piece bathroom. Additional highlights include in-suite laundry as well as a separate storage locker. Building amenities include a fully equipped gym with a yoga area, recreation room, guest suites for visitors and a dog wash station. Located adjacent to a green space with a playground, this property is ideally situated. The nearby C-Train station provides quick and easy access to downtown, while Bridgeland's finest restaurants and shops on 1st Avenue are just a short three-block walk away. This is an incredible opportunity—schedule your viewing today and see it for yourself!

Built in 2016



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2184816       |
| Price          | \$324,900      |
| Bedrooms       | 1              |
| Bathrooms      | 1.00           |
| Full Baths     | 1              |
| Square Footage | 545            |
| Acres          | 0.00           |
| Year Built     | 2016           |
| Type           | Residential    |
| Sub-Type       | Apartment      |
| Style          | High-Rise (5+) |
| Status         | Active         |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 308, 46 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 7Y1              |

## Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Secured Parking, Trash, Visitor Parking, Community Gardens, Guest Suite, Parking, Party Room, Snow Removal, Storage |
| Parking Spaces | 1  |
| Parking        | Parkade  |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan  |
| Appliances        | Dryer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Gas Stove, Window Coverings |
| Heating           | Boiler  |
| Cooling           | Central Air   |
| # of Stories      | 8   |

## Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Balcony, BBQ gas line, Storage |
|-------------------|--------------------------------|

Construction      Brick, Stucco

### **Additional Information**

Date Listed      January 2nd, 2025

Days on Market      107

Zoning      DC

### **Listing Details**

Listing Office      Royal LePage Benchmark

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