

**304, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2251291**



**\$399,900**

|                  |                                                       |               |                   |
|------------------|-------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside                                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                    |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                           |               |                   |
| <b>Size:</b>     | 983 sq.ft.                                            | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                                     | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Titled, Underground                    |               |                   |
| <b>Lot Size:</b> | 0.00 Acre                                             |               |                   |
| <b>Lot Feat:</b> | Landscaped, Low Maintenance Landscape, Private, Views |               |                   |

|                    |                                   |                   |        |
|--------------------|-----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel                        | <b>Condo Fee:</b> | \$ 697 |
| <b>Basement:</b>   | -                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco           | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings                     |                   |        |

**Inclusions:** none

Experience vibrant inner-city living in the heart of Bridgeland! Welcome to Bridgeland Crossings. An upscale development where style meets convenience. This spacious corner unit floor plan is one of the largest in the building, offering an abundance of natural light and modern finishes throughout. The sleek, open-concept kitchen is a chef's dream, featuring a premium stainless steel appliance package including a gas cooktop, wall oven, hood fan, and built-in dishwasher. Enjoy the comfort of central A/C on hot summer days and unwind in the generously sized living area, perfect for entertaining or relaxing. The primary bedroom offers a walk-in closet and a private ensuite bath, while the second bedroom is ideal for guests or a home office and is complemented by a stylish 4-piece bathroom. The unit is now freshly cleaned and painted for you to move in and enjoy. Just steps from the LRT and downtown core, with quick access to Memorial Drive, this location is unbeatable. Explore the vibrant Bridgeland community, home to trendy restaurants, cozy cafes, local pubs, and an active community association. Urban living has never looked so good. This unit is the lowest priced 2 bedroom unit in the building. Call today to view this stunning apartment.