

510, 38 9 Street NE
Calgary, Alberta

MLS # A2217581



\$474,900

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 850 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Fan Coil | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Membrane, Mixed, Tar/Gravel | Condo Fee: | \$ 598 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete, Veneer | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: None

Seize this unparalleled opportunity to own a breathtaking haven in the coveted Bridgeland Crossings! Imagine waking each day to spectacular panoramic views of the dazzling downtown skyline from your stunning two-bedroom condo. Step inside and be captivated by the seamless open-concept floorplan, graced with elegant laminate flooring. The heart of this fantastic home is the modern kitchen design with an elevated appliance package and design, a culinary dream boasting sleek quartz countertops, gleaming stainless steel appliances including a gas stovetop and built-in oven and microwave, and an abundance of floor-to-ceiling cabinetry. A chic island with a flush eating bar invites casual dining and effortless entertaining. Flowing from the kitchen, the open dining room and expansive living room beckon, leading you to a private balcony where the vibrant cityscape unfolds before you. Retreat to the master bedroom, a tranquil sanctuary offering continued downtown views, a spacious walk-in closet, and a luxurious 4-piece ensuite adorned with quartz counters and elegant tile flooring. The second generously sized bedroom presents versatility as a guest suite or a sophisticated home office. A second full bathroom with a stand-up shower and convenient in-suite laundry add to the ease of living. Enjoy modern comfort with central A/C, plus the convenience of a titled underground parking stall and assigned storage locker. Beyond your exquisite residence, indulge in the exceptional building amenities: a vibrant recreation room, a fully equipped gym to invigorate your days, a serene private courtyard garden for moments of tranquility, a welcoming guest suite for your visitors, a calming yoga studio, a stylish lounge for socializing, and even a thoughtful dog wash for your furry companion. Location is paramount, and this exceptional condo places you mere steps away from the

LRT station, connecting you effortlessly to the city, and a vibrant array of restaurants right at your doorstep. This is more than a condo; it's a lifestyle waiting to be embraced. Do not let this extraordinary opportunity slip away.