

**301, 46 9 Street NE**  
**Calgary, Alberta**

**MLS # A2240514**



## \$449,900

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** NONE

Welcome to Unit 301 in the sought-after Bridgeland Crossings II—where urban living meets serene retreat. This stunning 2-bedroom, 2-bathroom condo offers one of the largest west-facing balconies in the entire building, perfect for relaxing evenings, container gardening, or entertaining under the open sky. Inside, the bright and airy living space features an open-concept layout anchored by a spacious kitchen with a built-in gas cooktop, stainless steel appliances, and an oversized peninsula offering ample prep space and additional storage. A formal dining area flows effortlessly into the sun-soaked living room, framed by large windows and direct access to your expansive outdoor patio with a natural gas hookup. The king-sized primary suite includes a large closet and private 3-piece ensuite, while the second bedroom is ideal for guests or a home office. A full 4-piece guest bath and convenient in-suite laundry complete the thoughtful layout. This unit stands out with a rare oversized end parking stall (check the photos!) and a private storage unit on the same floor—a true convenience in condo living. Residents enjoy an unmatched list of amenities: a fitness centre in each building, yoga room, a huge landscaped courtyard with garden plots, communal BBQs, putting green, and multiple gathering areas. Other perks include guest suites, party lounge with theatre, bike storage and repair room, and a dog wash station. Just steps to the C-Train, local shops, restaurants, river pathways, and beautiful Bridgeland parks, this is your opportunity to live “Moments Away. A World Apart.” Don’t miss your chance to own in one of the most desirable buildings in this highly acclaimed community!