

301, 44 6a Street NE
Calgary, Alberta

MLS # A2304040



\$349,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Combination, In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 656
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	MC1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Some addresses just make life easier. Nestled on a quiet cul-de-sac in the heart of Bridgeland, this 2 bed, 2 bath condo offers the kind of inner-city lifestyle most people spend years working toward , and it comes without the compromises. Wake up to views, walk to your favourite coffee shop, and be downtown in minutes. The unit itself is practical and polished — in-suite laundry, underground parking, and two full bathrooms make daily life genuinely effortless. It's a natural fit for a busy professional who wants to be in the middle of it all, or a savvy investor after a rental that essentially markets itself. Bridgeland has become one of Calgary's most desirable inner-city communities for good reason. This is your entry point.