

204, 38 9 Street NE
Calgary, Alberta

MLS # A2305987



\$450,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions: NA

Welcome to this beautifully presented 2 bedroom, 2 bathroom street level walk-up in the heart of Bridgeland. With showhome quality presentation and a rare private entry, this home offers the convenience of condo living with the feel of direct outdoor access. Inside, the open-concept layout is bright, refined, and thoughtfully finished, creating a comfortable space for everyday living and entertaining. The kitchen flows seamlessly into the living and dining areas, while the two-bedroom, two-bathroom design offers excellent flexibility for guests, roommates, or a home office. One of the standout features is the massive south-facing patio, offering exceptional outdoor living space for morning coffee, summer evenings, pets, or entertaining. With street level access, coming and going is effortless. Residents enjoy a full suite of amenities including a fitness gym, guest suite, owner's lounge with theatre room, and a landscaped courtyard complete with bbq areas and garden plots. Located in one of Calgary's most connected inner-city communities, this home offers incredibly convenient access to downtown and the LRT, along with nearby river pathways, parks, cafes, and restaurants. A rare combination of presentation, outdoor space, and walkability.