

**304, 41 6 Street NE**  
**Calgary, Alberta**

**MLS # A2310745**



**\$434,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,225 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 621
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Experience elevated inner-city living in this exceptional top-floor residence in the heart of Bridgeland. Blending contemporary sophistication with timeless design, this beautifully curated two-bedroom, two-bath condominium offers over 1,200 sq. ft. of refined living space across two thoughtfully designed levels. Bathed in natural light from an abundance of oversized windows, the residence exudes warmth and elegance with rich hardwood flooring, 9-foot ceilings, and an impeccably neutral palette throughout. Designed for both everyday living and effortless entertaining, the well-appointed kitchen features extensive cabinetry, a central island with breakfast bar seating, and a generous walk-in pantry. The adjoining living and dining areas are equally impressive, anchored by a striking three-sided gas fireplace that creates an inviting atmosphere for intimate evenings or sophisticated entertaining. The main-floor bedroom offers exceptional flexibility as a private office, guest retreat, or stylish den, ideally situated adjacent to a full bath. A spacious laundry room with additional storage enhances the home's thoughtful functionality. Privately positioned on the lower level, the primary retreat is a true sanctuary. The beautifully appointed ensuite features dual vanities and a jetted tub for an elevated spa-like ambiance. A spacious walk-in closet with built-in units seamlessly connects to an adjoining storage area offering practicality. Perfectly situated within one of Calgary's most sought-after communities, this residence is just moments from parks, boutique shopping, dining, and convenient transit access, offering the ideal balance of urban energy and neighborhood charm. Sophisticated, stylish, and rarely available, this is a remarkable opportunity for the discerning buyer seeking elevated living in one of Calgary's premier inner-city enclaves.