

**502, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2311726**



**\$324,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	592 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 436
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

Located in the highly desirable Bridgeland community, this well-appointed condo in Bridgeland Crossing offers the perfect blend of urban convenience and modern comfort. This bright and functional unit features an open-concept layout with large windows that bring in plenty of natural light, a contemporary kitchen with sleek cabinetry and quality finishes, and a spacious living area ideal for everyday living or entertaining. The bedroom offers generous closet space, while the convenience of in-suite laundry adds to the practicality of the home. Enjoy the added value of an titled parking stall and assigned storage locker, providing extra space and convenience for city living. Perfectly situated just steps from the C-Train station, this location offers quick access to downtown, restaurants, cafes, shopping, parks, and all the vibrant amenities that make Bridgeland one of Calgary's most desirable inner-city communities.