

804, 38 9 Street NE  
Calgary, Alberta

MLS # A2230101



## \$589,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside               |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 985 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                              |                   |        |
|--------------------|----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Central                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                            | <b>Condo Fee:</b> | \$ 697 |
| <b>Basement:</b>   | -                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Metal Siding                | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Quartz Counters, See Remarks |                   |        |

**Inclusions:** None

Welcome to Bridgeland Crossing — Urban Sophistication in the Heart of Calgary Step into nearly 1,000 sq ft of thoughtfully designed, open-concept living in this stunning 2-bedroom, 2-bathroom condo, ideally located in one of Calgary's most vibrant and sought-after communities. Nestled in the prestigious Bridgeland Crossing, this beautifully maintained unit combines contemporary luxury with unbeatable convenience, offering the ultimate inner-city lifestyle. Perfectly positioned to maximize natural light and panoramic views, this bright and airy corner unit is a peaceful retreat in the heart of the city. Wake up to sunshine and river views from nearly every room, and unwind each evening with spectacular sunsets right from the comfort of your home. Whether you're sipping morning coffee on the private balcony or entertaining guests in the sun-filled living space, this home provides an elevated everyday experience. The sleek, modern kitchen is a chef's dream — featuring high-end stainless steel appliances, a gas cooktop, quartz countertops, and plenty of cabinetry for optimal storage and function. The spacious living and dining area blends seamlessly into the open floor plan, with oversized windows flooding the space with light and offering scenic views of the Bow River and surrounding skyline. The generous primary suite is a true sanctuary, complete with a large walk-in closet and a luxurious ensuite featuring a stand-up glass shower and deep soaker tub. The second bedroom is also generously sized, perfect for guests, a home office, or a roommate — and like the rest of the home, it boasts breathtaking views and abundant natural light. Enjoy everyday convenience with a premium titled parking stall located right next to the elevator, as well as a secure storage locker conveniently placed on the same floor — no more hauling

items up and down. The unit is immaculately cared for and shows like new, reflecting pride of ownership throughout. As part of the Bridgeland Crossing community, residents enjoy access to an incredible range of amenities: a fully equipped fitness center, yoga studio, theatre room, party room, dog wash station, outdoor courtyard with BBQs, garden plots, multiple bike storage locations, bike repair room and even a putting green. Pet-friendly and thoughtfully designed, this building offers a lifestyle few can match. Located just steps from the Bow River, Calgary's extensive pathway system, and some of the city's best restaurants, cafés, and green spaces, this condo puts you in the heart of it all. With quick access to public transit and downtown, everything you need is right at your doorstep. Whether you're a young professional, downsizer, or savvy investor, this is your opportunity to own a truly exceptional home in one of Calgary's most desirable locations. Don't miss out — book your private showing today and experience the best of Bridgeland living!