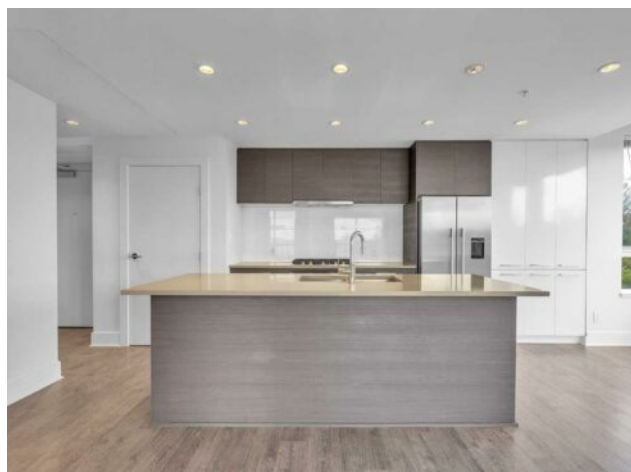


304, 38 9 Street NE
Calgary, Alberta

MLS # A2251291



\$399,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	983 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Private, Views		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings		

Inclusions: none

Experience vibrant inner-city living in the heart of Bridgeland! Welcome to Bridgeland Crossings, an upscale development where style meets convenience. This spacious corner unit floor plan is one of the largest in the building, offering an abundance of natural light and modern finishes throughout. The sleek, open-concept kitchen is a chef's dream, featuring a premium stainless steel appliance package including a gas cooktop, wall oven, hood fan, and built-in dishwasher. Enjoy the comfort of central A/C on hot summer days and unwind in the generously sized living area, perfect for entertaining or relaxing. The primary bedroom offers a walk-in closet and a private ensuite bath, while the second bedroom is ideal for guests or a home office and is complemented by a stylish 4-piece bathroom. The unit is freshly cleaned and painted, ready for you to move in and enjoy. Additional perks include one underground parking stall and a convenient storage locker located on the same floor as the unit. Just steps from the LRT and downtown core, with quick access to Memorial Drive, this location is unbeatable. Explore the vibrant Bridgeland community, home to trendy restaurants, cozy cafes, local pubs, and an active community association. Urban living has never looked so good. This unit is also the lowest-priced 2-bedroom unit in the building. Call today to view this stunning apartment.