

# \$339,900 - 808, 38 9 Street Ne, Calgary

MLS® #A2197192

**\$339,900**

1 Bedroom, 1.00 Bathroom, 555 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Proudly presenting this remarkable one bedroom property in Bridgeland Crossings, located in the heart of the city. Located in the highly walkable and vibrant neighbourhood of Bridgeland, this modern unit offers **\*\*unobstructed downtown views\*\***, sleek finishes, air conditioning, and the convenience of the nearby Bridgeland C-Train station. Inside, you'll find after market upgraded floors (no carpet in bedroom), 9-foot ceilings, and an open-concept kitchen with stainless steel appliances, a gas cooktop, and quartz countertops. The private balcony, complete with a gas BBQ hookup, is perfect for taking in the panoramic skyline. Additional features include in-suite laundry and an additional built-in storage solution for added convenience. Residents enjoy premium amenities like a fully-equipped gym, party room, theatre, guest suites, and an outdoor courtyard with BBQs, a putting green, and a dog wash station. This property is perfect for a first time home buyer, down sizer or investment property. Bridgeland is one of the most coveted areas to live in the city, steps away from the best shops and restaurants such as Phil and Sebastian, UNA pizza, Village Ice cream, Shiki Menya, Bridgeland Market, Mari Bakery, OEB, Lil Empire burgers and so much more. This property has been meticulously cared for by its owner and Bridgeland Crossings is a well run building with a healthy reserve fund. This turn key property combines modern living with city



views and an unbeatable location, don't miss your chance to call it home.

Built in 2015

### Essential Information

MLS® #	A2197192
Price	\$339,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	555
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	808, 38 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7X9

### Amenities

Amenities	Elevator(s), Fitness Center, Snow Removal, Visitor Parking, Community Gardens, Guest Suite, Party Room, Trash
Parking	Heated Garage, Underground, Off Street

### Interior

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Window Coverings, Built-In Oven, Washer/Dryer Stacked
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	6

**Exterior**

Exterior Features	Courtyard, Garden, Other
Construction	Brick, Concrete

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	28
Zoning	DC

**Listing Details**

Listing Office	Charles
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