

**314, 38 9 Street NE**  
**Calgary, Alberta**

**MLS # A2248689**



**\$320,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside                |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 551 sq.ft.                          | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Secured, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                                                                          |                   |        |
|--------------------|--------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil                                                                 | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                        | <b>Condo Fee:</b> | \$ 402 |
| <b>Basement:</b>   | -                                                                        | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                                                  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -                                                                        | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Kitchen Island, Quartz Counters, See Remarks, Soaking Tub |                   |        |

**Inclusions:** Patio couch with Cushions, Patio Table, Window Blinds, One Livingroom Light Fixture, Nest Thermostat

Live in the heart of BRIDGELAND | CALGARY'S MOST WALKABLE and Desirable Inner-City Community. Step outside your door to award-winning restaurants, COZY CAFÉ'S, BOUTIQUE SHOPS, and GREEN SPACES, all just MINUTES from DOWNTOWN yet with a welcoming community vibe. This luxury one-bedroom condo in Bridgeland Crossing stands out with its spacious design, sun-filled WEST-FACING PATIO, and a full list of building amenities. Inside, you'll find 9' CEILINGS, OVERSIZED WINDOWS, and bright open spaces throughout. The high end kitchen features QUARTZ COUNTERTOPS, STAINLESS STEEL APPLIANCES, a GAS COOKTOP, built-in oven, and a large island with seating. The living area offers room to relax and entertain, the bedroom comfortably fits a king bed and more, while the deep soaker tub along with AIR CONDITIONING add comfort and convenience this is a must in Calgary. The highlight is your large private west patio, filled with evening sun and offering a pleasant street view rather than looking directly into another building. Life at Bridgeland Crossing includes access to a fitness centre, yoga studio, resident theatre, party lounge, COMMUNITY GARDEN with BBQs and seating, PRIVATE GARDENING PLOTS, putting green, dog wash, bicycle repair and storage rooms, guest suite, and 24-hour UNDERGROUND VISITOR PARKING. This home also comes with a titled HEATED UNDERGROUND PARKING stall and SECURE STORAGE LOCKER. Beyond the building, you're steps from MURDOCH PARK, the BOW RIVER PATHWAYS, the CALGARY ZOO, and the BRIDGELAND LRT station. DOWNTOWN is only MINUTES AWAY, close enough for convenience but far enough to enjoy peace and quiet at home. Best of all, this is currently the BEST-PRICED HOME in

BRIDGELAND CROSSING, making it an incredible opportunity to own in one of Calgary's most in-demand communities. Whether you're buying your first home, looking for an inner-city lifestyle, or searching for a smart investment, this condo offers the space, style, and location you've been waiting for. Don't just buy a home—experience the Bridgeland lifestyle.