

301, 44 6a Street NE
Calgary, Alberta

MLS # A2304040



\$349,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	946 sq.ft.	Age:	1999 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Combination, In Floor

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Brick, Stucco, Vinyl Siding, Wood Frame

Foundation: -

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 656

LLD: -

Zoning: MC1

Utilities: -

Inclusions: N/A

Some addresses just make life easier. Nestled on a quiet cul-de-sac in the heart of Bridgeland, this 2 bed, 2 bath condo offers the kind of inner-city lifestyle most people spend years working toward , and it comes without the compromises. Wake up to views, walk to your favourite coffee shop, and be downtown in minutes. The unit itself is practical and polished — in-suite laundry, underground parking, and two full bathrooms make daily life genuinely effortless. It's a natural fit for a busy professional who wants to be in the middle of it all, or a savvy investor after a rental that essentially markets itself. Bridgeland has become one of Calgary's most desirable inner-city communities for good reason. This is your entry point.