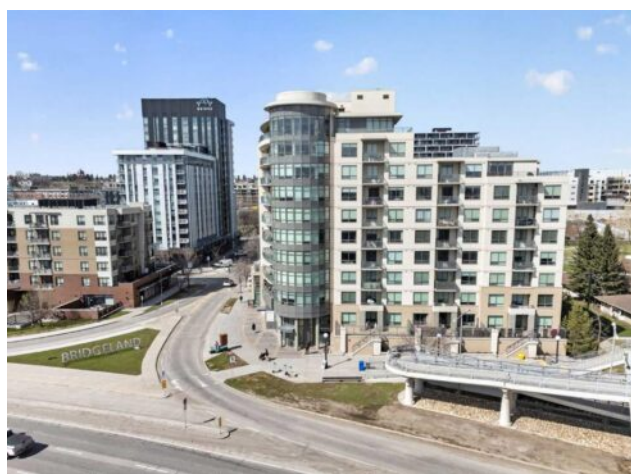


204, 38 9 Street NE  
Calgary, Alberta

MLS # A2305987



## \$450,000

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 604
<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>	No Smoking Home, Quartz Counters		

**Inclusions:** NA

Welcome to this beautifully presented 2 bedroom, 2 bathroom street level walk-up in the heart of Bridgeland. With showhome quality presentation and a rare private entry, this home offers the convenience of condo living with the feel of direct outdoor access. Inside, the open-concept layout is bright, refined, and thoughtfully finished, creating a comfortable space for everyday living and entertaining. The kitchen flows seamlessly into the living and dining areas, while the two-bedroom, two-bathroom design offers excellent flexibility for guests, roommates, or a home office. One of the standout features is the massive south-facing patio, offering exceptional outdoor living space for morning coffee, summer evenings, pets, or entertaining. With street level access, coming and going is effortless. Residents enjoy a full suite of amenities including a fitness gym, guest suite, owner's lounge with theatre room, and a landscaped courtyard complete with bbq areas and garden plots. Located in one of Calgary's most connected inner-city communities, this home offers incredibly convenient access to downtown and the LRT, along with nearby river pathways, parks, cafes, and restaurants. A rare combination of presentation, outdoor space, and walkability.