

# \$450,000 - 416, 38 9 Street Ne, Calgary

MLS® #A2246088

**\$450,000**

2 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This 2 bedroom home features huge east facing windows letting in lots of sun and looks over the common area gardens. It is very quiet, away from the noise of city traffic.

Bridgeland is a short walk from the downtown core and the LRT Station. This apartment offers the perfect balance of city convenience with community warmth. The interior is designed for functionality, featuring modern touches, gorgeous laminate flooring, soaring 9-foot ceilings, quartz countertops, and a gourmet kitchen equipped with a gas cooktop and built-in oven. This home provides 2 bedrooms. The primary bedroom has ample closet space and a 4pc cheater ensuite. The second bedroom can also be a den. The unit includes central air conditioning, in-suite laundry, underground titled parking, and an assigned storage locker for added convenience. The 4th-floor apartment provides a serene sunrise view, through the mature trees and gated courtyard that provides community gardens, blooming flowers, manicured greenspace and BBQ facilities. Bridgeland Crossings offers an extensive amount of thoughtful amenities including: Fully equipped fitness center and studio space, theatre and media lounge, dog wash station, putting green, bike lockers and a bike repair station. Everything you could need all, well within. VIRTUAL TOUR AVAILABLE

Built in 2015



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2246088          |
| Price          | \$450,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 744               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 416, 38 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E7X9               |

## Amenities

|                |                                                                                                                                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Park, Picnic Area, Storage, Visitor Parking, Guest Suite, Party Room |
| Parking Spaces | 1                                                                                                                                     |
| Parking        | Underground                                                                                                                           |

## Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                  |
| Appliances        | Dishwasher, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Central, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                     |
| # of Stories      | 8                                                                                               |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Brick, Concrete       |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                8  
Zoning                              DC

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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