

# \$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

\*\*\*OPEN HOUSE Saturday May 3rd 1pm - 3pm\*\*\* 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, donâ€™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, Party Room, Snow Removal, Trash, Visitor Parking, Community Gardens, Guest Suite
Parking	Heated Garage, Off Street, Underground

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Oven
Heating	Fan Coil, Natural Gas
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     21

Zoning                DC

## Listing Details

Listing Office        Charles

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