

\$315,000 - 308, 46 9 Street Ne, Calgary

MLS® #A2225352

\$315,000

1 Bedroom, 1.00 Bathroom, 545 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

This stunning one bedroom condo in sought-after Bridgeland is move-in ready With 545 square feet of air-conditioned living space, titled parking, and a host of impressive building amenities, this is urban living at its finest.

Freshly painted and featuring modern, sleek finishes throughout, this home boasts; durable laminate flooring

A gorgeous white kitchen with full-height cabinetry, quartz countertops, and a bar counter as well as stainless steel Fisher and paykel appliances. The open-concept design includes a spacious dining and living area with soaring nine-foot ceilings. Step out onto the large, covered balcony, complete with a gas line for your barbecue—perfect for relaxing or entertaining. The cozy bedroom offers a generous closet and convenient direct access to a beautifully designed four-piece bathroom. Additional highlights include in-suite laundry as well as a separate storage locker. Building amenities include a fully equipped gym with a yoga area, recreation room, guest suites for visitors and a dog wash station. Located adjacent to a green space with a playground, this property is ideally situated. The nearby C-Train station provides quick and easy access to downtown, while Bridgeland's finest restaurants and shops on 1st Avenue are just a short three-block walk away. This is an incredible opportunity—schedule your viewing today and see it for yourself!

Built in 2016



Essential Information

MLS® #	A2225352
Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	545
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	308, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

Amenities

Amenities	Elevator(s), Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Community Gardens
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Open Floorplan
Appliances	Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler
Cooling	Central Air
# of Stories	8

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
-------------------	--------------------------------

Construction Brick, Stucco

Additional Information

Date Listed May 28th, 2025
Days on Market 10
Zoning DC

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.