

# \$479,923 - 317, 38 9 Street Ne, Calgary

MLS® #A2236077

**\$479,923**

2 Bedroom, 2.00 Bathroom, 827 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

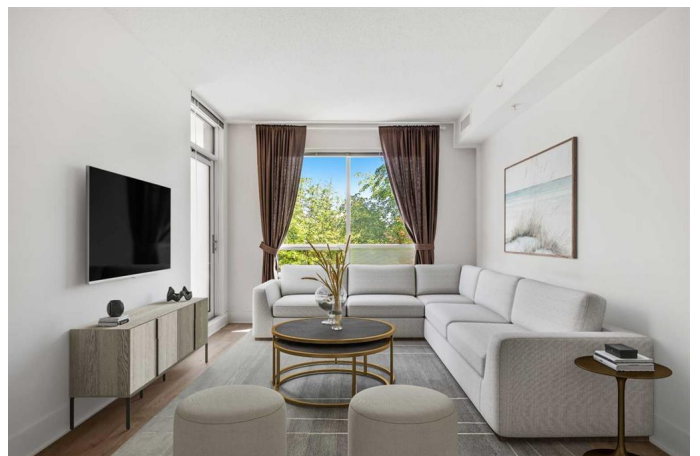
The timeless neighborhood of Bridgeland, is a community adored for its access to downtown, food scene, transit access, cultural events, and lively streets. A short walk from the downtown core, this apartment offers the perfect balance of city convenience with community warmth.

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 large bedrooms, with ample closet space, a 4pc ensuite, and an additional 3 pc bath.

The unit includes central air conditioning, in-suite laundry, underground titled parking, and an assigned storage locker for added convenience. The 3rd-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: (get ready!) 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 2016



## Essential Information

MLS® #	A2236077
Price	\$479,923
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	317, 38 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7X9

## Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Park, Party Room, Picnic Area, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Recreation Facilities
Appliances	Gas Range, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	11

**Exterior**

Exterior Features	Balcony, Courtyard, Garden, Lighting, Private Yard, Uncovered Courtyard
Roof	Membrane, Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 3rd, 2025
Days on Market	1
Zoning	DC

**Listing Details**

Listing Office	Real Broker
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