

# \$449,900 - 301, 46 9 Street Ne, Calgary

MLS® #A2240514

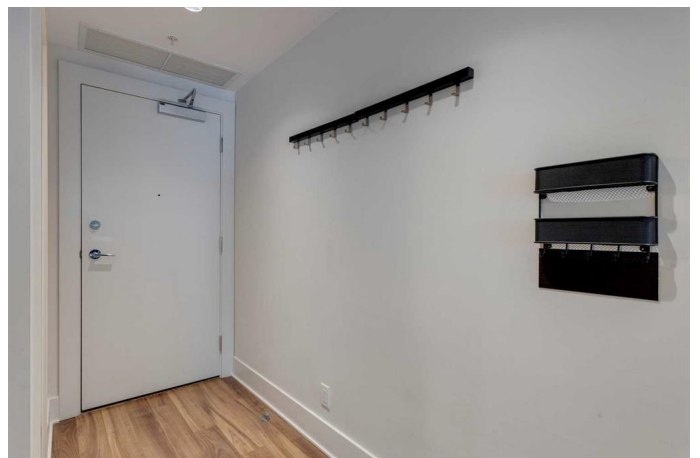
**\$449,900**

2 Bedroom, 2.00 Bathroom, 789 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to Unit 301 in the sought-after Bridgeland Crossings II—where urban living meets serene retreat. This stunning 2-bedroom, 2-bathroom condo offers one of the largest west-facing balconies in the entire building, perfect for relaxing evenings, container gardening, or entertaining under the open sky. Inside, the bright and airy living space features an open-concept layout anchored by a spacious kitchen with a built-in gas cooktop, stainless steel appliances, and an oversized peninsula offering ample prep space and additional storage. A formal dining area flows effortlessly into the sun-soaked living room, framed by large windows and direct access to your expansive outdoor patio with a natural gas hookup. The king-sized primary suite includes a large closet and private 3-piece ensuite, while the second bedroom is ideal for guests or a home office. A full 4-piece guest bath and convenient in-suite laundry complete the thoughtful layout. This unit stands out with a rare oversized end parking stall (check the photos!) and a private storage unit on the same floor—a true convenience in condo living. Residents enjoy an unmatched list of amenities: a fitness centre in each building, yoga room, a huge landscaped courtyard with garden plots, communal BBQs, putting green, and multiple gathering areas. Other perks include guest suites, party lounge with theatre, bike storage and repair room, and a dog wash station. Just steps to the C-Train, local shops, restaurants,



river pathways, and beautiful Bridgeland parks, this is your opportunity to live "Moments Away. A World Apart." Don't miss your chance to own in one of the most desirable buildings in this highly acclaimed community!

Built in 2016

### Essential Information

MLS® #	A2240514
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	789
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	301, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

### Amenities

Amenities	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Other, Park, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground

### Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Quartz
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	Counters, Storage, Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Gas Grill
Construction	Brick, Concrete, Mixed

## Additional Information

Date Listed	July 17th, 2025
Days on Market	1
Zoning	DC

## Listing Details

Listing Office	2% Realty
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