

# \$495,000 - 315, 46 9 Street Ne, Calgary

MLS® #A2261645

**\$495,000**

2 Bedroom, 2.00 Bathroom, 858 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this bright and beautifully kept 2-bed, 2-bath plus den condo offering peaceful views of the landscaped courtyard and community gardens with AC for those hot summer days. Step onto your private covered balcony to enjoy morning coffee surrounded by mature greenery—an ideal retreat from city life.

The open-concept layout features a spacious living/dining area filled with natural light, a modern kitchen with stainless steel appliances and stone countertops, and a convenient breakfast bar for casual dining. The primary suite includes a walk-through closet and a full ensuite, while the second bedroom and 4-piece bath provide flexible space for guests or a home office.

Additional highlights include in-suite laundry, titled underground parking, and secure storage. Building amenities feature a well-equipped fitness room, resident lounge, and beautifully maintained common areas.

Situated steps from transit, shops, restaurants, and scenic walking paths, this home combines tranquility with unbeatable convenience. Whether you're a first-time buyer, downsizer, or investor, this garden-view residence offers exceptional value and comfort.

Built in 2016



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261645          |
| Price          | \$495,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 858               |
| Acres          | 0.00              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 315, 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, Parking, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Gazebo |
| Parking Spaces | 1                                                                                                                                                     |
| Parking        | Parkade, Stall, Underground                                                                                                                           |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, No Smoking Home, Walk-In Closet(s)                                                   |
| Appliances        | Dishwasher, Dryer, Gas Cooktop, Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | Central Air                                                                                             |
| # of Stories      | 8                                                                                                       |

## Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Brick, Concrete

**Additional Information**

Date Listed            October 3rd, 2025  
Days on Market        9  
Zoning                 DC

**Listing Details**

Listing Office           CIR Realty

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.