

# \$334,900 - 217, 46 9 Street Ne, Calgary

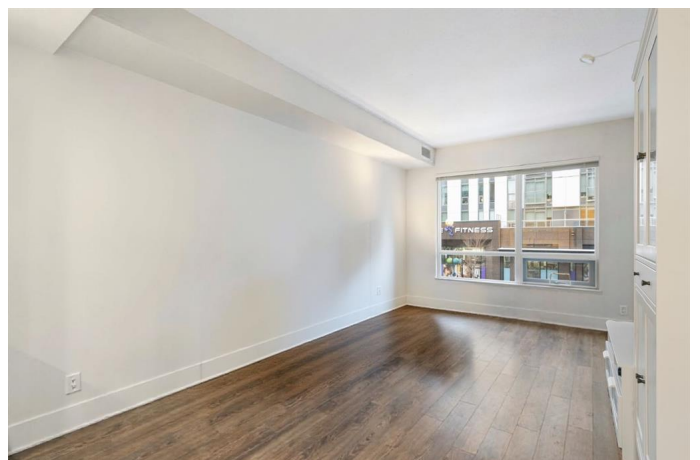
MLS® #A2184409

**\$334,900**

1 Bedroom, 1.00 Bathroom, 612 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

**\*\*\*PRICE IMPROVEMENT ALERT\*\*\*** Discover the perfect blend of comfort and convenience with this charming 1-bedroom plus den condo in the heart of Bridgeland. This west-facing unit offers beautiful sunsets from your private balcony, creating the perfect space to unwind after a long day. The open-concept layout is ideal for both relaxing evenings and entertaining guests. Located on the second floor, you'll have easy access to the fully equipped gym, making it simple to stay active without leaving the building. The condo also offers fantastic amenities, including a community garden, an outdoor BBQ area, a party room, and a theatre, perfect for gatherings and movie nights. For visiting friends and family, the building features a rentable guest suite for added convenience. Situated just steps from Anytime Fitness, Good Earth Coffee, local shops, and popular restaurants, you'll have everything you need right outside your door. Don't forget that this unit has central A/C. Whether you're a first-time buyer, down-sizer, or investor, this condo offers an incredible lifestyle in one of Calgary's most vibrant communities. Book your viewing today and see why this hidden gem won't last long! (Some images have been digitally staged, bedroom has carpet flooring.)



Built in 2016

## Essential Information

MLS® #	A2184409
Price	\$334,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	612
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### **Community Information**

Address	217, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

### **Amenities**

Amenities	Fitness Center, Picnic Area, Trash
Parking Spaces	1
Parking	Underground

### **Interior**

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Gas Cooktop, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
# of Stories	8

### **Exterior**

Exterior Features	Balcony
Construction	Brick, Stucco

### **Additional Information**

Date Listed	January 9th, 2025
Days on Market	86
Zoning	DC

### **Listing Details**

Listing Office          Greater Property Group

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