



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

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502, 38 9 Street NE  
Calgary, Alberta

MLS # A2253502



**\$349,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Bridgeland/Riverside               |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 589 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Parkade, Underground               |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Boiler, Fan Coil               | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate | Sewer:     | -      |
| Roof:       | -                              | Condo Fee: | \$ 436 |
| Basement:   | -                              | LLD:       | -      |
| Exterior:   | Concrete                       | Zoning:    | DC     |
| Foundation: | -                              | Utilities: | -      |
| Features:   | High Ceilings                  |            |        |

Inclusions: NONE

This 1 bedroom home features a beautiful view of the Courtyard garden. This apartment offers the perfect balance of city convenience and community warmth. It's a short walk to the downtown core with the added convenience of the nearby LRT station. Trendy restaurants and shops are also within easy walking distance. 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. The unit includes central air conditioning, in-suite laundry, underground titled parking, and an assigned storage locker for added convenience. Bridgeland Crossings offers an extensive amount of thoughtful amenities including: Fully equipped fitness center and studio space, theatre and media lounge, community garden, putting green, dog wash station, bike lockers and a bike repair station. Call your realtor for a private viewing today!