

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

MLS® #A2240514

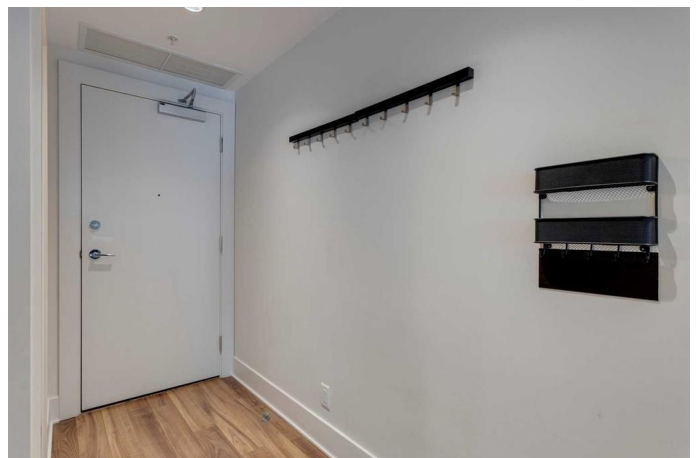
\$449,900

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, Parking, Party Room, Picnic Area, Secured Parking, Snow Removal, Storage, Trash, Guest Suite, Other, Park
Parking Spaces	1
Parking	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Closet Organizers, No Smoking Home, Open Floorplan, Quartz
-------------------	--

	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	10
Zoning	DC

Listing Details

Listing Office	2% 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.