

# \$534,900 - 102, 46 9 Street Ne, Calgary

MLS® #A2207192

## \$534,900

2 Bedroom, 2.00 Bathroom, 1,003 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Urban Retreat with Expansive Patio in the Heart of Bridgeland

Welcome to Bridgeland Crossing – a beautifully maintained, like-new 2 bedroom plus den, 2-bathroom condo offering over 1,000 sq ft of stylish, open-concept living. This ground-floor unit stands out with an incredible oversized private patio, perfect for entertaining, relaxing, or enjoying summer evenings in your own urban oasis.

Thoughtfully designed with pride of ownership throughout, this home features modern yet timeless finishes including stylish cabinetry, quartz countertops, and high-end stainless-steel appliances with a gas cooktop. The gourmet kitchen opens seamlessly into a spacious living and dining area with large windows glass door leading to the patio. Enjoy that extra space with the convenient den right off the kitchen. The primary suite is a calming retreat with a walk-through closet and spa-inspired ensuite with double sinks and a gorgeous walk-in shower. The second bedroom is generously sized with a built-in murphy bed and is ideal for guests, a home office, or roommates. This unit also includes a titled parking stall located conveniently near the elevator and a secure storage locker. As a resident of Bridgeland Crossing, you™ll enjoy a full suite of premium amenities: a fitness centre, yoga studio, theatre room, guest suite, party room, dog wash station, community garden, BBQ courtyard, putting green, bike storage and repair area, and more.



Pet-friendly and steps from the Bow River pathways, C-train, and some of Calgary's best restaurants and cafés, this location offers the ultimate inner-city lifestyle. Whether you're a professional, downsizer, or investor, this immaculate unit offers comfort, convenience, and a rare outdoor space that truly sets it apart.

Built in 2016

**Essential Information**

MLS® #	A2207192
Price	\$534,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	102, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

**Amenities**

Amenities	Fitness Center, Parking, Bicycle Storage, Community Gardens, Elevator(s), Gazebo, Guest Suite, Roof Deck, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground

# of Garages 1

### Interior

Interior Features Closet Organizers, Double Vanity, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Elevator

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 8

### Exterior

Exterior Features Balcony, Garden, Courtyard, BBQ gas line

Construction Brick, Concrete

### Additional Information

Date Listed May 15th, 2025

Days on Market 58

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.