

# \$699,900 - 812, 46 9 Street Ne, Calgary

MLS® #A2215384

**\$699,900**

2 Bedroom, 2.00 Bathroom, 1,090 sqft  
Residential on 0.00 Acres

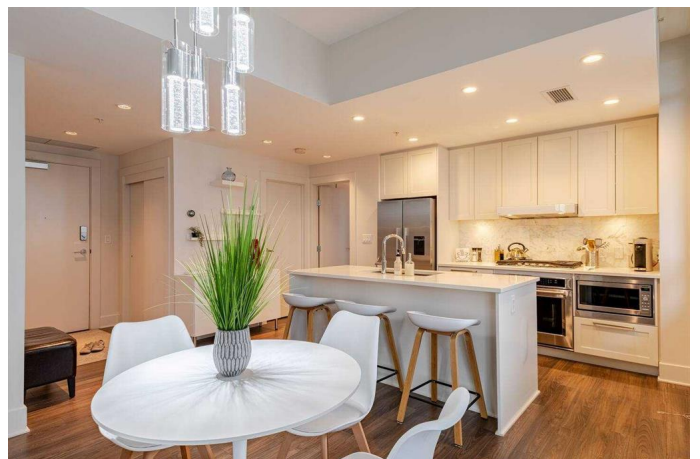
Bridgeland/Riverside, Calgary, Alberta

Penthouse Luxury at Bridgeland Crossings!  
Welcome to this stunning two bedroom plus den condo in the heart of Bridgeland. One of the largest units in this very quiet complex, this PENTHOUSE suite comes with TWO titled side by side parking stalls, walk-in laundry and offers exceptional space, style, and comfort. The open-concept layout features 10'™ ceilings, elegant laminate flooring, and expansive windows that flood the space with natural light. The chef's™ kitchen is equipped with custom cabinetry, walk-in pantry, quartz countertops, a gas cooktop, and high-end stainless steel appliances, perfect for everyday living and entertaining.

The spacious primary bedroom includes a walk-in closet with built-in organizers and a luxurious four-piece ensuite with dual sinks and a full-size shower. The second bedroom is outfitted with a queen-sized Murphy bed for added versatility and is located next to another full bathroom. Both bedrooms have electric blackout blinds. A flexible den space is ideal for a home office or workout area.

Enjoy year-round comfort with central A/C and relax on your oversized west-facing balcony with a gas line for barbecuing and fantastic views of the majestic Rocky Mountains, Saddledome and Murdock park.

This outstanding building's amenities include two fitness centres, a yoga studio, owners lounge/Theatre room, community gardens, an outdoor patio with putting green and BBQs, a dog wash station, bike hub, and guest suite.



Also included is a storage unit on the same floor for easy access.

This complex is ideally located with quick access to main thoroughfares yet steps from Murdoch Park, trendy shops, caf  s, the Bow River Pathway, and the Bridgeland C-train with easy access to the Calgary Zoo, TELUS Spark, and more.

Bridgeland Crossings II offers the urban lifestyle you   ve been dreaming of   don   t miss this rare opportunity!

Built in 2016

## Essential Information

|                |             |
|----------------|-------------|
| MLS   #        | A2215384    |
| Price          | \$699,900   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,090       |
| Acres          | 0.00        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Penthouse   |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 812, 46 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 7Y1              |

## Amenities

|           |  |
|-----------|--|
| Amenities | Guest Suite, Parking, Party Room, Snow Removal, Visitor Parking, Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Garbage Chute, Picnic Area, Storage, Trash |
|-----------|--|

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Parkade |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Recreation Facilities |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Oven-Built-In, Washer, Window Coverings, Built-In Electric Range, Convection Oven, ENERGY STAR Qualified Appliances, Gas Cooktop      |
| Heating           | High Efficiency, Fan Coil   |
| Cooling           | Central Air   |
| # of Stories      | 8   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Courtyard, Garden, Outdoor Grill          |
| Construction      | Composite Siding, Concrete, Aluminum Siding, Brick |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 96               |
| Zoning         | DC               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.