

\$495,000 - 315, 46 9 Street Ne, Calgary

MLS® #A2261645

\$495,000

2 Bedroom, 2.00 Bathroom, 858 sqft

Single Family on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this bright and beautifully kept 2-bed, 2-bath plus den condo offering peaceful views of the landscaped courtyard and community gardens with AC for those hot summer days. Step onto your private covered balcony to enjoy morning coffee surrounded by mature greenery—an ideal retreat from city life. The open-concept layout features a spacious living/dining area filled with natural light, a modern kitchen with stainless steel appliances and stone countertops, and a convenient breakfast bar for casual dining. The primary suite includes a walk-through closet and a full ensuite, while the second bedroom and 4-piece bath provide flexible space for guests or a home office. Additional highlights include in-suite laundry, titled underground parking, and secure storage. Building amenities feature a well-equipped fitness room, resident lounge, and beautifully maintained common areas. Situated steps from transit, shops, restaurants, and scenic walking paths, this home combines tranquility with unbeatable convenience. Whether you're a first-time buyer, downsizer, or investor, this garden-view residence offers exceptional value and comfort. (id:6289)

Built in 2016

Essential Information

Listing # A2261645

Price \$495,000



Bedrooms	2
Bathrooms	2.00
Square Footage	858
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	315, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
Province	Alberta
Postal Code	T2E7Y1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Exercise Centre, Party Room
Features	Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

Interior

Appliances	Washer, Refrigerator, Oven - gas, Cooktop - Gas, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings
Heating	Forced air
Cooling	Central air conditioning
# of Stories	8

Exterior

Exterior	Brick, Concrete
Construction	Poured concrete

Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 11th, 2025 at 11:46pm PDT