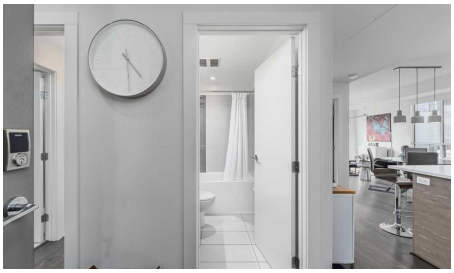
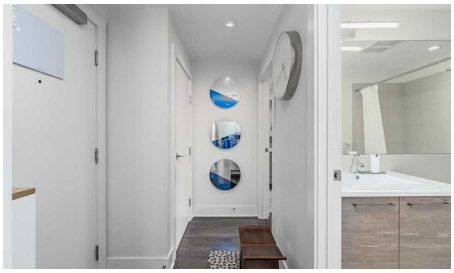
415 38 9 Street NE

Calgary | Active | MLS® A2338851

$575,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2015**	**975 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Some condos look good in photos. This one makes you stop when you walk through the door. This immaculate 2-bedroom, 2-bathroom home at Bridgeland Crossing has that rare, almost editorial feel where everything simply works. Warm hardwood, clean lines, beautiful natural light and a thoughtful layout create a home that feels polished, sophisticated and completely move-in ready. At its heart, the kitchen brings together sleek cabinetry, quartz countertops, stainless steel appliances, a gas cooktop and an oversized island made for slow mornings, dinner with friends and everything in between. Just beyond it, the dedicated flex space gives you a proper place to work, create or unwind without sacrificing a bedroom. The open living and dining areas are bright and inviting, while west-facing exposure brings in beautiful afternoon and evening light. Even the window coverings have had an upgrade. The primary suite offers its own ensuite with a separate shower and soaker tub, while the second bedroom and full bathroom give you flexibility for guests or everyday life. Underground parking and a separate storage locker complete the package. Bridgeland Crossing adds even more: a fitness centre, yoga studio, resident lounge with kitchenette and media area, landscaped courtyard with BBQs, bike storage and repair facilities, and visitor parking. And outside your front door? That’s where the lifestyle takes over. Coffee shops, restaurants, parks, pathways, the river, Calgary Zoo and the CTrain are all just minutes away, with downtown practically on your doorstep. You’re not choosing between the home you want and the location you want. You get both.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338851
Bedrooms	2
Bathrooms	2
Year Built	2015
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	975 sq. ft.
Condo Fee:	$725.49
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	West
Floor Location:	Other
Entry Level:	1
Stories Total:	10
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1512286
Heating:	Combination
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete, Stucco
Structure Type:	High Rise (5+ stories)
Roof:	Membrane

Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Gated, Guest, Heated Garage, Parkade, Parking Lot, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Bridgeland Crossing
Community:	Bridgeland/Riverside
Amenities:	Bicycle Storage, Community Gardens, Elevator(s), Fitness Center, Guest Suite, Party Room, Storage, Visitor Parking
Appliances:	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval, Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Foyer · 8'1" × 5'2" ·
Main Floor	Kitchen · 13'6" × 9'6" ·
Main Floor	Dining Room · 11'3" × 7'10" ·
Main Floor	Living Room · 13' × 11'3" ·
Main Floor	Flex Space · 7'6" × 4' ·
Main Floor	Laundry · 3'10" × 2'6" ·
Main Floor	Balcony · 32'9" × 6'10" ·

Main Floor	Bedroom - Primary · 13'8" × 10'10" ·
Main Floor	Bedroom · 11'11" × 9'9" ·
Main Floor	Walk-In Closet · 5'5" × 5'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard, Garden, Lighting, Outdoor Grill
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Aug 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/415-38-9-street-ne-calgary-a2338851/

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