513 38 9 Street NE

Calgary | Active | MLS® A2336153

$309,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2015**	**545 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

AMAZING DOWNTOWN VIEWS AND LRT STATION STEPS FROM YOUR FRONT DOOR - THIS IS INNER-CITY LIVING DONE RIGHT. Renters are committed to Dec 2026 but would extend if desired by new owner.
Live in Bridgeland and be just one C-Train stop from downtown, with the Bow River pathways, restaurants, cafés and some of Calgary’s best inner-city amenities all around you.

Welcome to Bridgeland Crossing and this bright, modern one-bedroom condo with a location that is hard to beat. Whether you're heading downtown for work, meeting friends for dinner, grabbing a coffee, or jumping on your bike for a ride along the river, you can leave the car at home and enjoy everything this neighbourhood has to offer.

Inside, the open floor plan makes great use of the space, with large windows bringing in plenty of natural light and showcasing the impressive views toward downtown Calgary. The kitchen features quartz countertops, a large island, sleek cabinetry and stainless steel appliances including a gas cooktop and built-in oven - a great setup for cooking, entertaining or simply pulling up a stool for breakfast.

The living room takes full advantage of the views and opens onto your private balcony, giving you your own outdoor space to enjoy the city skyline.

The bedroom is comfortably sized with good closet space and easy access to the full bathroom. In-suite laundry and central air conditioning add the everyday conveniences you want in a downtown condo.

Bridgeland Crossing also offers an impressive collection of amenities including a fitness centre, social/party room, theatre, guest suite, landscaped courtyard with BBQ area, community gardens, dog wash and secure bike storage. The unit also includes titled underground parking and additional storage.

But the real advantage here is the location.

The Bridgeland/Memorial LRT station is literally steps away - hop on and you're one stop from downtown Calgary, or switch directions for shopping and hospital. The Bow River and extensive pathway system are just a minute away, while Bridgeland's restaurants, coffee shops, pubs and local businesses are an easy walk from home. St. Patrick's Island, the Calgary Zoo and East Village are also close by.

It's easy to understand why Bridgeland has become one of Calgary's favourite inner-city communities.

For a first-time buyer, downtown professional, or investor looking for a property with excellent transit and rental appeal, this one checks a lot of boxes: great views, underground parking, a modern building and one of the best locations for getting in and out of downtown without actually living in the downtown core.

Property details

Status	Active

Prop. Type	Residential
MLS® Num	A2336153
Bedrooms	1
Bathrooms	1
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:	545 sq. ft.
Main Level Finished Area:	545 sq. ft.
Condo Fee:	$414.57
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Residential Manager, Security, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Unit Exposure:	West
Floor Location:	Other
Entry Level:	5
Stories Total:	11
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5

Year built:	2015 (Age: 11)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	1512286
Heating:	Fan Coil, Natural Gas
New Constr.:	No
Construction Material:	Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade
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:	Community Gardens, Elevator(s), Fitness Center, Guest Suite, Park, Parking, Party Room, Picnic Area, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Oven, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed, Restrictive Covenant
Pets Allowed:	Restrictions, Yes
Main Floor	Bedroom - Primary · 11'7" × 9'10" ·
Main Floor	Dining Room · 11'10" × 5'2" ·
Main Floor	Foyer · 10'4" × 4'7" ·
Main Floor	Kitchen With Eating Area · 10'9" × 7'10" ·
Main Floor	Living Room · 12' × 11'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island
Exterior Features:	Balcony, Barbecue, Courtyard, Garden, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/513-38-9-street-ne-calgary-a2336153/

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