707 46 9 Street NE

Calgary | Active | MLS® A2330388

$307,500









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2016**	**540 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to luxury living in the heart of Bridgeland! This beautiful 1-bedroom, 1-bathroom home offers the perfect blend of style, comfort, and convenience. Thoughtfully designed with premium finishes throughout, this like-new condo features central A/C, a Nest thermostat, luxury vinyl plank flooring throughout, quartz countertops, and a gourmet kitchen equipped with KitchenAid and Fisher & Paykel stainless steel appliances. Enjoy the convenience of a gas line on the private balcony for year-round BBQs, plus titled underground parking and a storage locker located on the same floor. Perfectly situated just steps from the C-Train, scenic bike paths, parks, and Bridgeland's vibrant selection of cafés, restaurants, and boutique shops, this location truly has it all. Bridgeland Crossings is a sought-after, pet-friendly building (allowing up to two pets of any size with board approval) and offers exceptional amenities, including a fully equipped fitness centre, yoga studio, theatre/party room, guest suite, dog wash station, community garden, and plenty of visitor parking. Currently tenant occupied, with tenants who would love to stay, making this an excellent opportunity for both investors and future homeowners. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330388
Bedrooms	1
Bathrooms	1
Year Built	2016
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:	540 sq. ft.
Main Level Finished Area:	540 sq. ft.

Condo Fee:	$385.72
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Security Personnel, Snow Removal
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Other
Entry Level:	7
Stories Total:	1
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	2016 (Age: 10)
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:	1611141
Heating:	Forced Air, Natural Gas
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Roof:	Tar/Gravel
Ensuite:	No

Flooring:	Carpet, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Parkade, Titled
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:	Elevator(s), Fitness Center, Guest Suite
Appliances:	Dryer, ENERGY STAR Qualified Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Gas Stove
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Yes
Main Floor	Bedroom · 9'10" × 9'6" ·
Main Floor	Laundry · 5'2" × 4'11" ·
Main Floor	Living/Dining Room Combination · 20' × 11'3" ·
Main Floor	Kitchen · 7'4" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Golf, Playground
Interior Features:	High Ceilings, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home
Exterior Features:	Balcony, Barbecue

Patio And Porch Features:	Balcony(s)
Accessibility Features:	Accessible Entrance
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Jul 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/707-46-9-street-ne-calgary-a2330388/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 AM (UTC)

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