717 46 9 Street NE

Calgary | Active | MLS® A2341569

$434,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2016**	**766 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Welcome home to modern luxury in the heart of vibrant Bridgeland! This immaculate two-bedroom, two-bathroom condominium combines upscale design with everyday convenience, featuring a spacious open-concept floor plan accented by high-end finishes. The gourmet kitchen offers sleek quartz countertops, premium stainless-steel appliances, and ample cabinet space, opening effortlessly into a bright living area ideal for entertaining. The primary suite has large windows with views over greenspace, ample closet space with built-in organizers and its own private bathroom. Second bedroom offers functionality and versatility with a built-in murphy bed allowing for a den or guest space. Step outside onto your generous balcony-complete with a gas BBQ hookup-to take in serene, elevated views of the surrounding green space. In-suite laundry adds ultimate practicality to your daily routine. Bridgeland Crossings is a sought-after, pet-friendly building which 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. Outside your front door is a sprawling park, located just a few blocks from Bridgeland's celebrated cafes and restaurants, or a quick walk to downtown Calgary or a two-block stroll to the C-Train station. This extraordinary property offers the very best of inner-city living, whether you are looking for a peaceful park side retreat or access to Calgary's urban core.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2341569
Bedrooms	2
Bathrooms	2
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:	766 sq. ft.
Main Level Finished Area:	766 sq. ft.
Condo Fee:	$570.03
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	West
Unit Exposure:	East
Floor Location:	Other
Entry Level:	7
Stories Total:	8
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2016 (Age: 10)
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:	1611141
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes

Flooring:	Ceramic Tile, Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Guest, Heated Garage, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Bridgeland Crossing
Community:	Bridgeland/Riverside
Amenities:	Bicycle Storage, Community Gardens, Dog Park, Elevator(s), Fitness Center, Parking, Party Room, Recreation Room, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 9'2" × 8'4" ·
Main Floor	Living Room · 15'6" × 12'8" ·
Main Floor	Bedroom - Primary · 11'9" × 10'3" ·
Main Floor	Bedroom · 12'7" × 9' ·
Main Floor	Laundry · Measurements not available ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	Breakfast Bar, Closet Organizers, Elevator, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Storage, Vinyl Windows
Exterior Features:	Balcony, BBQ gas line, Courtyard, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC
Listed Date:	Sep 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/717-46-9-street-ne-calgary-a2341569/

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