

\$495,000 - 207, 38 9 Street Ne, Calgary

MLS® #A2261299

\$495,000

2 Bedroom, 2.00 Bathroom, 837 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Tired of the Concrete Jungle? Experience urban living at its finest in this exceptional courtyard-level condo with direct access to a stunning garden sanctuary. This inviting 2 bedroom, 2 bathroom home offers the perfect blend of city convenience and serene tranquility. Imagine hosting al fresco dinners with friends, tending to your favourite plants, or simply unwinding with a good book in your peaceful outdoor oasis. Inside, you'll discover a thoughtfully designed open-concept layout featuring soaring 9-foot ceilings, elegant quartz countertops, and a gourmet kitchen equipped with top-of-the-line appliances, including a gas cooktop and built-in oven. Retreat to your primary bedroom – a spacious sanctuary with ample room for a king-sized bed, a well-appointed 4-piece ensuite, and an abundance of closet space. The generously sized second bedroom offers versatility as a guest suite or comfortable home office. Rest easy knowing your vehicle is secure in the titled underground parking stall, protected from the elements year-round. Plus, enjoy the convenience of a separate storage unit to keep your belongings organized and easily accessible. This pet-friendly building offers fantastic amenities including a fitness room, party room, bike storage, and community gardens. Immerse yourself in Bridgeland's vibrant cultural scene with easy access to shops, cafes, and restaurants. And when you need a dose of nature, escape to nearby parks, the Bow River pathway, or your



own private courtyard patio. More than just a condo, this is an urban sanctuary where you can embrace the best of both worlds. Live effortlessly, work efficiently, and recharge in nature – all from this exceptional Bridgeland address. Be sure to check out the virtual tour!

Built in 2015

Essential Information

MLS® #	A2261299
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	837
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	207, 38 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7X9

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Snow Removal, Storage, Visitor Parking, Community Gardens, Gazebo, Roof Deck
Parking Spaces	1
Parking	Heated Garage, Underground, Titled

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Built-In Gas Range
Heating	Fan Coil
Cooling	Central Air
# of Stories	10

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Backs on to Park/Green Space
Roof	Membrane, Tar/Gravel
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	36
Zoning	DC

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.