

# \$335,000 - 712, 38 9 Street Ne, Calgary

MLS® #A2259145

**\$335,000**

1 Bedroom, 1.00 Bathroom, 545 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to this stylish west-facing 1-bedroom, 1-bathroom condo offering stunning downtown views, ideally located just steps from the C-Train. Whether you're a first-time homebuyer or an investor, this property presents an exceptional opportunity – currently operating as a successful short-term rental with a 30-day minimum stay. The condo comes fully furnished, with all modern and thoughtfully selected decor included in the sale, making it completely move-in or rental ready. Inside, you'll find a bright and open floor plan that seamlessly connects the living area to a sleek, modern kitchen featuring stainless steel appliances and contemporary cabinetry. Comfort is enhanced with central air cooling, and convenience is at your fingertips with an underground parking stall and a storage locker. The building offers a well-rounded lifestyle with exclusive access to a fully equipped gym, a beautifully designed party room, a comfortable guest suite for visitors, a dog wash station, and a community garden for those with a green thumb. This home effortlessly combines style, comfort, and location – just minutes from the heart of downtown. Don't miss your chance to own this turnkey gem. Call today for your private showing!

Built in 2015

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2259145          |
| Price          | \$335,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 545               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 712, 38 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 7X9              |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Guest Suite, Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                       |
| Parking        | Underground                                                                                             |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                                                       |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 11                                                                                                   |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony, Garden |
| Construction      | Concrete        |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 22nd, 2025 |
| Days on Market | 12                   |
| Zoning         | DC                   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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