

# \$495,000 - 315, 46 9 Street Ne, Calgary

MLS® #A2261645

**\$495,000**

2 Bedroom, 2.00 Bathroom, 858 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

~~Open House Saturday Oct 4 from 12-2pm~~ Welcome to this bright and beautifully kept 2-bed, 2-bath plus den condo offering peaceful views of the landscaped courtyard and community gardens with AC for those hot summer days. Step onto your private covered balcony to enjoy morning coffee surrounded by mature greeneryâ€”an ideal retreat from city life.

The open-concept layout features a spacious living/dining area filled with natural light, a modern kitchen with stainless steel appliances and stone countertops, and a convenient breakfast bar for casual dining. The primary suite includes a walk-through closet and a full ensuite, while the second bedroom and 4-piece bath provide flexible space for guests or a home office.

Additional highlights include in-suite laundry, titled underground parking, and secure storage. Building amenities feature a well-equipped fitness room, resident lounge, and beautifully maintained common areas.

Situated steps from transit, shops, restaurants, and scenic walking paths, this home combines tranquility with unbeatable convenience. Whether youâ€™re a first-time buyer, downsizer, or investor, this garden-view residence offers exceptional value and comfort.



Built in 2016

## Essential Information

MLS® #	A2261645
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	858
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	315, 46 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7Y1

## Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Visitor Parking, Bicycle Storage, Community Gardens, Fitness Center, Gazebo, Party Room
Parking Spaces	1
Parking	Stall, Underground, Parkade

## Interior

Interior Features	Closet Organizers, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Gas Oven
Heating	Forced Air
Cooling	Central Air
# of Stories	8

## Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

**Additional Information**

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	DC

**Listing Details**

Listing Office	CIR Realty
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