

# \$599,900 - 203, 180 9 Street Ne, Calgary

MLS® #A2146592

## \$599,900

2 Bedroom, 3.00 Bathroom, 1,538 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Open House July 9,10, & 12th (noon to 8 pm daily) and Saturday July 13th 11am-3pm .Rare Offering. Situated in desirable Bridgeland, one of Calgary's most desirable communities, The Olive offers the perfect blend of urban living and community charm. Enjoy the proximity to downtown Calgary, just a 5-minute drive away, while relishing the local amenities and vibrant atmosphere of Bridgeland. Your own front door leads up a staircase to an open main floor, featuring: A modern kitchen with stainless steel appliances and granite countertops, dining area perfect for entertaining ,cozy living room with a fireplace, powder room for guests, and access to a 163 sqft west-facing rooftop patio with stunning views to the west. Upstairs, you'll find: An airy master bedroom with a spa-like ensuite, including a huge oval soaker tub, plus a main 3-piece bath with a shower, a laundry closet for convenience, and a bright and spacious second bedroom. Ascend to your large west-facing rooftop patio (163 sqft) with stunning views to the west and of the Saddledome. This property includes 2 indoor parking spots and a huge additional storage space (96 sqft). Enjoy the comfort of A/C and benefit from low condo fees. Living in Bridgeland is unlike anywhere else in the city: amazing restaurants and Starbucks across the street, shopping, parks and river pathways at your doorstep. With effortless access to downtown and Inglewood, commuting is never an issue; plus, when you want to go out and



about on the weekends, you have direct access to anywhere in the city along Memorial Drive, 16th Ave, and Edmonton Trail.\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*

Built in 2006

### Essential Information

MLS® #	A2146592
Price	\$599,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,538
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	203, 180 9 Street Ne
Community	Bridgeland/Riverside
Condo	Olive
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0P4

### Amenities

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Parkade, Secured, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line, Courtyard, Private Entrance
Lot Description	Low Maintenance Landscape, Many Trees
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 5th, 2024
Days on Market	24
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	Real Broker
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