

\$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

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

Interior

Interior Features	Closet Organizers, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Cooktop, Gas Oven, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
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 19
Zoning DC

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.