

510, 88 9 Street NE  
Calgary, Alberta

MLS # A2248875



# \$460,000

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Bridgeland/Riverside               |               |                  |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                  |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                  |
| <b>Size:</b>     | 636 sq.ft.                         | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Underground                        |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |                 |                   |        |
|--------------------|-----------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Tar/Gravel      | <b>Condo Fee:</b> | \$ 472 |
| <b>Basement:</b>   | -               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete | <b>Utilities:</b> | -      |
| <b>Features:</b>   | See Remarks     |                   |        |

**Inclusions:** All keys, All Fobs, Visitor Parking Passes (if applicable)

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* From the moment the elevator doors open, a sense of calm sets in, knowing you've arrived at one of the best downtown and park views that don't come to market often. This rare west-facing 2-bed, 2-bath home invites you into a thoughtfully designed space in the heart of Bridgeland, one of Calgary's most vibrant neighbourhoods. Located in Radius, a LEED Platinum-certified low-rise concrete building by Bucci Developments, this residence pairs modern style with unmatched quality, it's no wonder that most units are owner-occupied. LVP flooring leads through the open-concept living space, where a sleek peninsula kitchen features quartz countertops, stainless steel appliances, a gas cooktop, tile backsplash, and abundant cabinetry with open shelving. Bar seating offers a casual dining option, while the adjacent living room is bathed in natural light from commercial-grade sliding glass doors. Step out onto the covered west-facing balcony with an exclusive accent red wall that features a subtle downtown reflection and enjoy stunning, uninterrupted views of the park and city skyline. The primary bedroom is tucked away for privacy, with floor-to-ceiling windows framing the city, a generous closet, and a spa-like 3pc ensuite featuring a floating vanity with ample storage, LED under-lighting, and a curbless glass-enclosed shower. Off the front entrance, the secondary bedroom is perfect for guests, a home office, or a creative studio space, with a 4pc bathroom just steps away. Additional features include in-suite laundry, central A/C, a corner underground parking stall, and a corner storage locker. Amenities at Radius are exceptional, including concierge service to accept all your Amazon packages, multiple gyms, a yoga studio, spin studio,

ample bike storage, workshop, dog wash, car wash, and a rooftop patio with panoramic skyline views that compliment the same view from inside the home, that's how perfect it is. The building welcomes up to two pets of any size and restricts short-term rentals to maintain a sense of community. Perfectly positioned one block from the Bridgeland LRT, this location offers quick access to downtown, trendy cafés, boutique shops, restaurants, the Calgary Zoo, and TELUS Spark. Here, urban living meets comfort, convenience, and breathtaking views. Schedule a private showing today!