

518, 88 9 Street NE
Calgary, Alberta

MLS # A2290593



\$439,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	693 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Mattress in the second bedroom, Murphy Bed in the second bedroom

2 BED, 2 BATH, 1 TITLED UNDERGROUND PARKING, 693 SQ FT, CONCRETE BUILDING, CENTRAL A/C, EXTENSIVE AMENITIES
 Located in the heart of Bridgeland, this bright north facing unit puts you steps from Murdoch Park, the Bow River pathways, Bridgeland CTrain station, and local favourites like Una Pizza and Village Ice Cream. This is the kind of location people move for. This BRIGHT North facing unit has floor to ceiling windows, high ceilings, and the quiet feel that comes with concrete construction. The kitchen features quartz countertops, a Bosch gas range, and a Fisher and Paykel refrigerator, opening seamlessly into the living and dining area. Central A/C adds year round comfort. The second interior bedroom includes a built in Murphy bed, offering flexibility for guests or a home office, while the primary bedroom features its own ensuite with dual sinks and a glass enclosed shower. Radius Bridgeland by Bucci is a LEED Platinum certified concrete building known for its strong amenity package, including an EXPANSIVE ROOFTOP TERRACE APPROX. 8,000 SQ FT WITH SKYLINE VIEWS, concierge, fitness centre, spin room, yoga room, dog wash, car wash, and parcel delivery room. Storage is conveniently located on the same floor, and the titled underground parking stall is close to the elevator. A great opportunity to own in one of Calgary's most walkable and lifestyle driven inner city communities. This is a great opportunity to own in one of the best buildings in Bridgeland. The property is vacant and move-in ready. Call your favourite Realtor and book your showing today. Don't forget to check out the 3D Tour and Virtual Brochure!