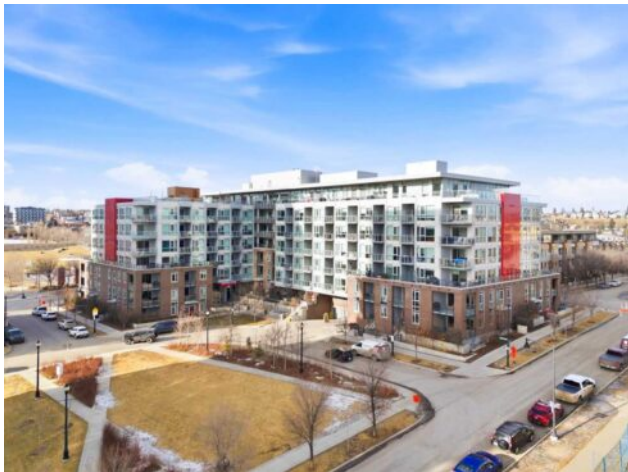


123, 88 9 Street NE
Calgary, Alberta

MLS # A2302570



\$414,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	690 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

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

Inclusions: N/A

****OPEN HOUSE 1-3 PM SUNDAY APRIL 19th****This beautifully designed GROUND-FLOOR TWO-BEDROOM, TWO-BATHROOM RESIDENCE offers a rare and highly desirable layout, complete with a PRIVATE EXTERIOR ENTRANCE for added convenience and privacy. Inside, the home features a BRIGHT, OPEN CONCEPT DESIGN with large windows that fill the space with natural light throughout the day. The living and dining areas flow seamlessly onto TWO GENEROUS PATIOS, creating exceptional outdoor space ideal for relaxing, entertaining, or accommodating pets. The MODERN KITCHEN is both stylish and functional, showcasing streamlined cabinetry, contemporary finishes, and a FULL WIDTH ISLAND that serves as the perfect hub for everyday living and gatherings. The PRIMARY BEDROOM offers a WALK-THROUGH CLOSET leading to a private ENSUITE, while the SECOND BEDROOM is thoughtfully equipped with a BUILT-IN MURPHY BED, allowing the space to effortlessly transition between a bedroom, home office, or flex area. Additional highlights include IN-SUITE LAUNDRY, AIR CONDITIONING, AN OVERSIZED TITLED UNDERGROUND CORNER PARKING STALL, A SEPARATE STORAGE LOCKER, AND SECURE BIKE STORAGE. Residents enjoy access to an impressive array of building amenities, including TWO FITNESS CENTRES, A YOGA STUDIO, SPIN STUDIO, ROOFTOP PATIO, CAR WASH, AND DOG WASH STATION. (Fitness facilities are located on Floors 1 and 3; yoga and spin studios on Floors 4 and 5; bike storage, storage lockers, and dog wash on P1; parking on P2.) Ideally situated in Bridgeland, this home is within walking distance to local restaurants, cafes, grocery stores, parks, and the C-Train station, offering exceptional access to everyday amenities and transit. Perfectly

suited for OWNER-OCCUPIERS OR INVESTORS, this property delivers a low-maintenance lifestyle with outstanding functionality in one of Calgary's most sought after communities.