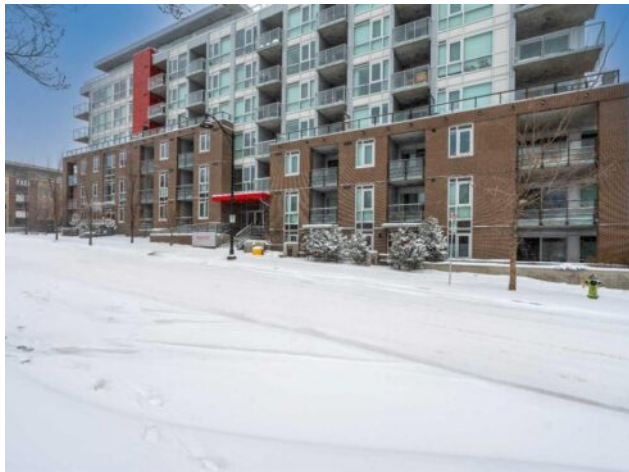


**219, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2302990**



**\$439,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Recreation Facilities, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

**Inclusions:** Window Coverings

OPEN HOUSE 3-5pm SUNDAY April 19 - Welcome to Radius, an amenity-rich building offering something for every lifestyle, located in the desirable neighbourhood of Bridgeland. This spacious and extensively upgraded 2-bedroom, 2-bathroom unit features modern finishes and a bright, inviting atmosphere with a soft contemporary design. The well-appointed kitchen includes a built-in oven, gas range, ample counter space, and quality appliances, flowing seamlessly into the open-concept dining and living area complete with beautiful custom built-ins for storage and media. The generously sized primary bedroom offers a walk-in closet with California Closets organizers and a stylish ensuite with automatic floor lighting, a large vanity, and a walk-in shower. The versatile second bedroom is equipped with built-in storage and a Murphy bed with integrated desk attachments, making it ideal for guests or a functional home office. Additional highlights include a rare oversized in-suite storage and laundry room, along with a well-appointed 4-piece main bathroom. Residents enjoy access to exceptional building amenities including concierge and the main gym (1st floor), delivery room (2nd floor), secondary gym (3rd floor), yoga/barre room (4th floor), spin room (5th floor), rooftop patio and gardens with stunning city views (7th floor), dog wash station and bike storage (P1). This unit also comes with titled underground parking, and a dedicated storage room, offering convenience and comfort in one of Calgary's most vibrant communities.