

518, 88 9 Street NE  
Calgary, Alberta

MLS # A2290593



## \$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>	693 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

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

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

\*\*\*Open House this Saturday, March 28th from 2 - 4pm\*\*\* Bridgeland is defined by its rhythm, a unique pocket of Calgary where historic character sits comfortably alongside a modern, high energy main street. Life here means having Murdoch Park across the street and the Bow River pathways just a short walk away. This 2019 built residence offers a front row seat to the best of the community, with immediate proximity to local staples like Una Pizza, Village Ice Cream, and the upcoming Native Tongues Taqueria. For those looking to see the space in detail, a virtual tour is available to view online. The interior is shaped by light, efficient geometry and has central AC. Concrete construction ensures a quiet environment, while floor to ceiling windows and high ceilings create a sense of volume that belies the square footage. The kitchen is anchored by a Bosch GAS RANGE and a Fisher & Paykel refrigerator, finished with beautiful quartz countertops. The layout transitions seamlessly into the living area, where a built-in Murphy bed offers clever flexibility for guests or a home office setup. The primary suite is a private retreat, highlighted by a modern, spa inspired ensuite featuring a double vanity with quartz countertops, sleek wood cabinetry, and a glass enclosed shower with marble style tile. Beyond the unit, the building prioritizes convenience; storage is located just down the hall on the same floor, and the LEED Platinum certification reflects a high standard for air quality and energy efficiency. Residents of Radius Bridgeland by Bucci enjoy a wide range of thoughtfully designed amenities throughout the building. The 7th floor features a rooftop patio with impressive views, while the 5th floor includes storage units, and the Spin Bike Room. The 4th floor offers a dedicated yoga room, and the 2nd floor includes the convenient Spud Room for parcel deliveries. On the main floor, residents

have access to a fully equipped fitness centre and a concierge. The amenities within the building act as an extension of the home, providing professional grade fitness spaces, spin and yoga studios, and a concierge service. The rooftop patio serves as a central gathering point with clear views of the downtown skyline. When it is time to commute, the Bridgeland/Memorial CTrain station is nearby, connecting you to the downtown core in minutes without the need for a car. There's no wasted space in this wonderful open concept layout. Featuring two bedrooms and two bathrooms across approximately 693 square feet of well maintained living space, the home is filled with natural light thanks to large windows and also offers a spacious balcony. The underground parking stall is conveniently located close to the elevator lobby, and residents can enjoy added amenities including a dog wash and car wash station. This is a great opportunity to own in one of the best buildings in Bridgeland. The property is vacant and move-in ready. Book your showing today!