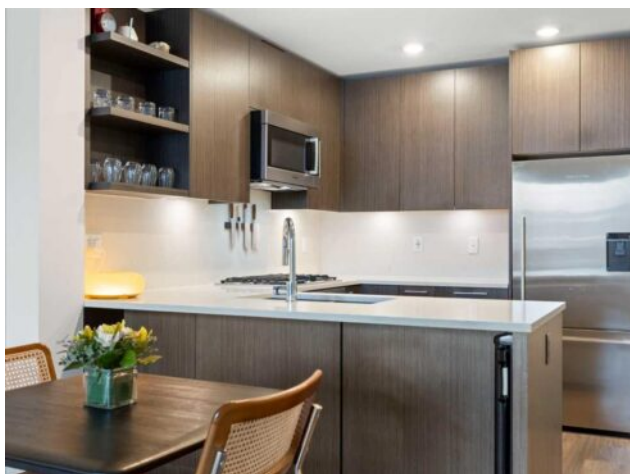


108, 88 9 Street NE
Calgary, Alberta

MLS # A2293532



\$409,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	701 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Metal Siding
Foundation:	-
Features:	High Ceilings, Quartz Counters, See Remarks, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 515
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: None

Welcome to Radius in Bridgeland, where modern design meets exceptional inner-city convenience. This bright 2-bedroom, 2-bathroom condo features a desirable west-facing exposure and is steps from green space, offering great natural light and a peaceful setting within the city. The open-concept living area is designed for both everyday comfort and entertaining, centred around a contemporary kitchen with quartz countertops, sleek cabinetry, a gas range, and a premium appliance package. The layout flows seamlessly into the dining and living areas, creating a welcoming and functional space. The primary bedroom includes a walk-through closet leading to a private ensuite with additional built-in storage. The second bedroom offers excellent flexibility, easily functioning as a comfortable guest bedroom, home office, or workspace depending on your needs. A generously sized in-suite laundry and storage room adds valuable convenience. This unit also includes secure underground parking and an additional storage locker for larger items. Residents enjoy an impressive selection of amenities, including concierge service, two fitness centres, spin studio, yoga studio, rooftop patio with city views, dog wash station, car wash bay, secure bike storage, and visitor parking. Located just steps from Bridgeland's cafes, restaurants, shops, parks, dog parks, and the Bow River pathway system, with downtown only minutes away, this home offers the perfect blend of lifestyle, walkability, and urban convenience.