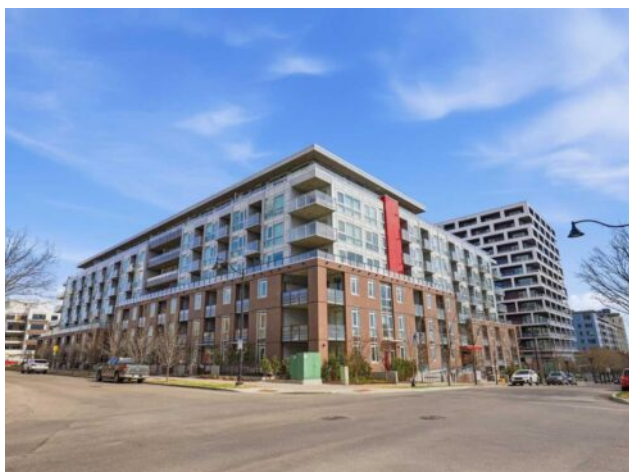


712, 88 9 Street NE
Calgary, Alberta

MLS # A2308449



\$690,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	938 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Insulated, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	Public
Floors:	Hardwood, See Remarks, Tile	Sewer:	Public Sewer
Roof:	-	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	Cable Internet Access, Fiber Optics, Garbage Collection
Features:	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks		

Inclusions: Murphy bed and desk in second bedroom, TV bracket.

Welcome to this exceptional top floor penthouse in the heart of Bridgeland. This open concept two bedroom, two bathroom condo is beautifully finished with high quality materials throughout. It offers two titled underground parking spaces, access to building amenities including the on-site gym, yoga studio, spin room, bike storage room and even a dog wash. There is a rooftop terrace with fireplace and barbecue area, however your unit comes with its own enormous private rooftop terrace (almost as large as your indoor space) with beautiful downtown views. Stepping inside the condo, the large kitchen offers plenty of rich dark cabinets, a large island, stainless appliances including gas cooktop, wine/beverage fridge, built-in oven and microwave, a separate pantry, and of course quartz counters. The kitchen opens to the dining space and living room, each of which are well sized and bright due to the wall of windows that open to the terrace. The primary and second bedrooms are located on each side of the living room, offering separation and privacy. The primary bedroom has a large walk through closet and beautiful ensuite. The second bedroom offers a built-in murphy style bed and desk to allow multi use options for the room. Other features include engineered hardwood and tile flooring throughout, in suite laundry, upgraded fixtures and lighting, central air conditioning, and barbecue gas line.