

\$774,900 - 3, 88 9 Street Ne, Calgary

MLS® #A2262265

\$774,900

2 Bedroom, 2.00 Bathroom, 1,222 sqft
Single Family

Bridgeland/Riverside, Calgary, Alberta

Public Open House, Sunday October 19th from 1:00-3:00pm at #003 - 88 9 Street NE. Exceptional opportunity in an ultimate inner-city location. Nestled park side in the heart of Bridgeland, across from Murdoch Park. Like new, corner unit with direct access features a great contemporary vibe. Open concept, spacious rooms and a great covered patio with lovely views of the Park and Downtown. Living is easy in this fresh and bright 2 bedroom plus den with 2 full baths. Enjoy hardwood floors, big beautiful windows, a sunny living room, large dining room and an airy kitchen with plenty of natural light. Upscale kitchen featuring quartz countertops, upgraded appliances, gas stove, pantry and a breakfast bar that comfortably seats four. Enjoy one of the largest patios in the building for your outdoor living space. A soothing color palette throughout creates a sense of balance and harmony. Radius is a concrete building with LEED platinum status offering superb soundproofing and sustainable operating costs. Amenities included in your condo fee are a concierge, a main gym, weight room, package delivery room, yoga studio, spin room, bike and ski workshop, dog wash, car wash bay, incredible roof top terrace with a BBQ area, an outdoor fireplace plus private garden plots. Other notable conveniences include underground parking with two parking stalls and an extra-large storage locker. You will love the vibrant, walkable location, with easy access to plenty of pathways, trails, 10



minute walk to downtown, the Bow River and St Patrick’s Island. Inner city at its best; quiet location, bubbling local restaurant/cafe scene, Farmer’s Market, and shopping. With such a high walking, wheeling, bicycling and transit score it would be a shame to live anywhere else. Bridgeland is proud to be home to some of the best local restaurants and walkable amenities in the city including Shiki Menya, Lil Empire, OEB Breakfast, UNA, Blue Star, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Luke’s Drug Mart and Mari bakery. This is inner-city living at its best—modern comfort, unbeatable location, and a true sense of community. (id:6289)

Built in 2019

Essential Information

Listing #	A2262265
Price	\$774,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,222
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	3, 88 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
Province	Alberta
Postal Code	T2E4E1

Amenities

Amenities	Park, Playground, Schools, Shopping, Car Wash, Recreation Centre
Features	Other, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2

Parking Underground

Interior

Appliances Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Garburator, Microwave Range Hood Combo, Oven - Built-In, Window Coverings, Washer & Dryer

Heating Natural gas Forced air

Cooling Central air conditioning

of Stories 7

Exterior

Exterior Brick, Concrete, Metal

Construction Poured concrete

Listing Details

Listing Office RE/MAX House of Real Estate



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