

# \$440,000 - 512, 88 9 Street Ne, Calgary

MLS® #A2188475

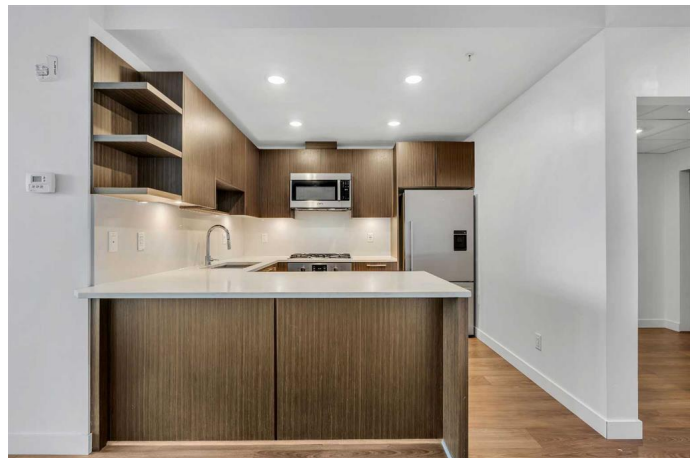
**\$440,000**

2 Bedroom, 2.00 Bathroom, 625 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Stunning 2 bedroom, 2 bathroom unit in the amenity-rich LEED Platinum Certified Radius building. This unbeatable Bridgeland location lets you skip the lengthy commute and spend more time strolling through all the quaint shops, trendy cafes and amazing restaurants throughout this charming neighbourhood. Then come home to a modern and sophisticated retreat that perfectly balances style with function. Designed with privacy in mind thanks to the 2 bedrooms being on other sides of the unit separated by the main living space. The upscale kitchen inspires culinary masterpieces featuring stainless steel appliances, a gas stove, a plethora of rich cabinetry, stone countertops and a breakfast bar on the peninsula island to casually gather. Put your feet up and relax in the adjacent living room or on the covered balcony with beautiful neighbourhood views as the backdrop. The spacious primary bedroom is a calming sanctuary complete with a luxurious ensuite that includes cleverly incorporated extra storage and a massive oversized fully tiled shower. On the other side of the unit are the second bedroom and second full bathroom that easily accommodates guests, roommates or a home office. In-suite laundry, underground, heated parking and an assigned storage locker add to your comfort and convenience. The building amenities are truly exceptional and seemingly endless including 2 well-equipped fitness centres, a spin studio, a yoga studio, a huge 8,000 sq. ft. rooftop patio



with barbeques, a community garden and breathtaking skyline views, bike storage, a workshop, ski maintenance facilities, a dog wash, a concierge (no more lost packages!) and so much more! This modern complex has it all including a phenomenal location within walking distance to everything you could need or want from organic markets to city transit as well as downtown, the East Village and the extensive river pathways. Come see for yourself!

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2188475    |
| Price          | \$440,000   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 625         |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 512, 88 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4E1              |

**Amenities**

|                |  |
|----------------|--|
| Amenities      | Bicycle Storage, Community Gardens, Car Wash, Elevator(s), Fitness Center, Roof Deck, Secured Parking, Visitor Parking, Workshop |
| Parking Spaces | 1  |

|         |                                     |
|---------|-------------------------------------|
| Parking | Heated Garage, Parkade, Underground |
|---------|-------------------------------------|

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Stone Counters, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Soaking Tub, Storage |
| Appliances        | See Remarks   |
| Heating           | Fan Coil  |
| Cooling           | Central Air   |
| # of Stories      | 7   |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Views           |
| Roof              | Flat            |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 107                |
| Zoning         | DC                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.