

\$709,900 - 224, 88 9 Street Ne, Calgary

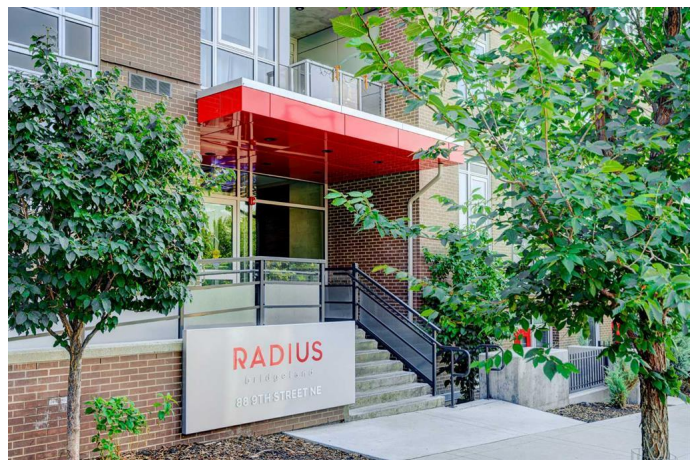
MLS® #A2114889

\$709,900

2 Bedroom, 2.00 Bathroom, 1,222 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to one of the largest floor plans in the best building in Bridgeland, Radius. This property sits proudly on the second floor corner of the building, with an idyllic sun-soaked South-East patio. This property is flooded with natural light throughout the day and is surrounded by green spaces. This two bedroom and den layout is spacious and secure, and would be an excellent purchase for upsizers, downsizers or snowbirds. The kitchen is complete with quartz countertops, Fisher Paykel fridge, Bosch dishwasher, Bosch GAS cooktop and a wine fridge. The bathrooms have built-in overhead storage to maximize efficiency, in addition to motion sensor lighting. This suite has AIR CONDITIONING throughout and USB electrical outlets in thoughtful areas. Builder upgrades include engineered hardwood, flat ceilings, extra pot lights in the living room, a deeper kitchen overhang, and a wine fridge. After market upgrades include a NEST thermostat, premium built in queen murphy bed with mattress (Superior wall beds), top of the line Miele washer and dryer (2022), and a designer dimmable LED light fixture. While Bridgeland is known for its walkability, nonetheless this property comes with TWO titled underground parking stalls, and an oversized storage locker. This concrete building with LEED platinum status offers superb soundproofing and sustainable operating costs. Amenities included in your condo fee are concierge, 2 weight gyms, a



package delivery room, yoga studio, spin room, bike/ski/workshop, dog wash, car wash bay, incredible roof top terrace with a BBQ area, an outdoor fireplace and private garden plots. Bridgeland is proud to be home to some of the best local restaurants and walkable amenities in the city including Shiki Menya, OEB, UNA, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Lukes Drug Mart, Mari bakery. This building is two blocks from the c-train, walkable to downtown, Inglewood, Kensington and the East Village Superstore and a quick 13-minute drive to the airport. Located only two blocks from the Bow River and extensive Calgary bike path system, Bridgeland is well known for its vibrancy, excellent culinary scene and quick access to all the major roadways of Calgary. This is a pet friendly building (no size restrictions) and Tom Campbell Park is a gorgeous off-leash dog park a few blocks away. This property shows beautifully, has just had the carpets freshly steamed and painted, is being sold by the original owners.

Built in 2019

Essential Information

MLS® #	A2114889
Price	\$709,900
Sold Price	\$697,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,222
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment

Status	Sold
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Community Information

Address	224, 88 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E1

Amenities

Amenities	Car Wash, Elevator(s), Fitness Center, Picnic Area, Recreation Facilities, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	2
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Built-in Features
Appliances	Built-In Gas Range, Dishwasher, Dryer, Electric Oven, ENERGY STAR Qualified Dishwasher, Garburator, Microwave Hood Fan, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Built-in Barbecue, Courtyard, Garden
Construction	Brick, Concrete

Additional Information

Date Listed	May 27th, 2024
Date Sold	June 12th, 2024
Days on Market	16
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Charles
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