

\$439,900 - 312, 88 9 Street Ne, Calgary

MLS® #A2118360

\$439,900

2 Bedroom, 2.00 Bathroom, 698 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

OPEN HOUSE ON SUNDAY 7 APRIL 2024 between 12:00 pm to 2:30 PM. INCREDIBLE OPPORTUNITY, GRAB IT BEFORE IT IS GONE. Welcome to Radius Building , Bridgeland's one of the newest and best built Condo community . This beautiful unit in the newest and one of the best built condo in a vibrant community of Bridgeland features- 2 BED, 2 BATHS, open space high end Cozy living /Dining hall with beautiful quartz bar counter around the large kitchen space with built in cabinetry for added storage to entertain friends, the kitchen boasts with the high-end Bosch and Fisher appliance.

This unit has 1 Assigned storage (on the same 3rd floor), 1 titled underground parking, one of the gyms on the same floor as well. Building features- Concierge, Gyms which are located on 1st & 3rd floors, Yoga Studio on 4th Floor, Spin Studio on 5th Floor. Dog Wash, Bike Storage and Workshop are on P1. Carwash on P3. Amazing roof top terrace with a BBQ area, an outdoor fireplace and garden -7th Floor. The building does not allows Air BnB.

The open concept floor plan features a primary bedroom that is good enough to fit a king-sized bed, The second guest bedroom is unique ,multi-functional and could be used as a bedroom or an office. Itâ€™s equipped with a with a murphy bed which could be easily converted into a desk. . There is an in -suite laundry and storage room as well for your



pantry overstock. The building is LEED Platinum certified - It is the highest attainable for green efficiency - residential building.

Bridgeland is great community that offers a wide range of restaurants like Shiki Menya, OEB, UNA, Made by Marcus, Village ice cream, Phil & Sebastian, Mari bakery and many more . This Radius building is couple of blocks from the c-train and has close proximity to bow river, downtown, Inglewood, Kensington and a short drive to the airport. It is a pet friendly building Tom Campbell Park is a gorgeous off-leash dog park nearby.

Built in 2019

Essential Information

MLS® #	A2118360
Price	\$439,900
Sold Price	\$436,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	698
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	312, 88 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E1

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Roof Deck, Visitor Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	No Smoking Home, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Fan Coil
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 22nd, 2024
Days on Market	25
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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