

\$474,900 - 5, 88 9 Street Ne, Calgary

MLS® #A2118715

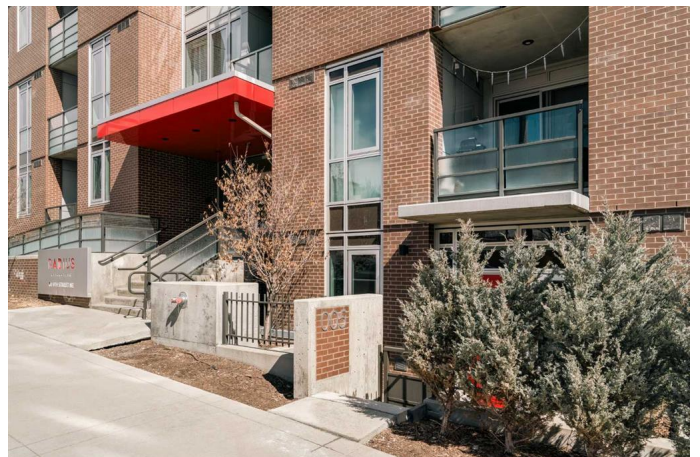
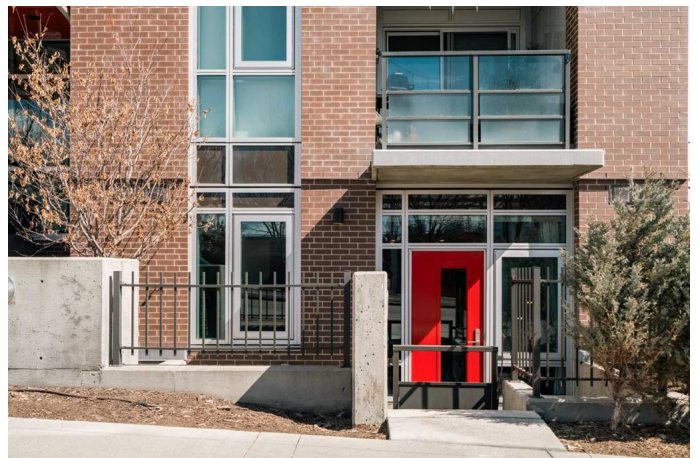
\$474,900

2 Bedroom, 2.00 Bathroom, 768 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to the former Bucci show suite of Radius! This 2 bedroom & 2 bathroom suite is perfect for those looking for the ease of condo living blended with an added layer of privacy and accessibility. With two entry points, this walk out suite allows for easy access when unloading groceries, entertaining guests and walking your furry friends. Skip the stairs or elevator and enjoy direct street access to all of the amenities of Bridgeland, living across the street from one of the most beautiful parks in the city. This West facing suite gets beautiful light and sits across from the stunning Murdoch park and shops and restaurants of first avenue. Luxury upgrades include a built in TV cabinet, built-in wall mounted storage, high performance wallpaper in both bathrooms, primary accent wall paneling, upgraded bedroom carpet, and new lighter custom flooring (2020). The floor plan is efficient with a queen size built-in murphy bed in the second bedroom (mattress included), and generous storage throughout the unit. Don't miss the secret cabinet underneath the kitchen island! The primary bedroom can comfortably fit a king size bed, is complete with designer built in side tables, and the kitchen is equipped with high end Bosch, and Fisher and Paykel appliances. This concrete building has LEED Platinum status, which is the highest certification available regarding energy efficiency, ventilation, water savings and radon protection. This Bucci built concrete building is still under its structural warranty and has



excellent soundproofing. Amenities include concierge, 2 weight and cardio gyms, a secure 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 individual garden plots. This unit comes with underground parking, a storage locker and AIR CONDITIONING. Bridgeland is proud to be home to some of the best local restaurants in the city including Shiki Menya, OEB, UNA, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Luke’s Drug Mart, and the esteemed Mari bakery. This building is two blocks from the c-train, walkable to downtown, Inglewood, Kensington and Superstore and a quick 13-minute drive to the airport. The location is the best of both worlds as it is not in the flood zone, yet only two blocks from the Bow River and extensive Calgary bike path system. This is a pet friendly building (no size restrictions) and Tom Campbell Park is a gorgeous off-leash dog park a few blocks away. Bridgeland is beloved for its walkability, excellent culinary scene, wide selection of green spaces, and easy access to all the major roadways of Calgary. This turn key home is in pristine condition, and pride of ownership is evident throughout, you will not be disappointed. This property would make an excellent choice for a first-time homebuyer, downsizer or savvy investor.

Built in 2019

Essential Information

MLS® #	A2118715
Price	\$474,900
Sold Price	\$470,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	768
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	5, 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, Picnic Area, Recreation Facilities, Roof Deck, Secured Parking, Storage, Trash, Visitor Parking, Workshop
Parking Spaces	1
Parking	Secured, Titled, Underground

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fan Coil, Forced Air, Natural Gas
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Barbecue, Courtyard, Garden
Construction	Brick, Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	May 1st, 2024

Days on Market	20
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office Charles

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