

# \$390,000 - 402, 88 9 Street Ne, Calgary

MLS® #A2134136

**\$390,000**

1 Bedroom, 1.00 Bathroom, 572 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to RADIUS! Located in the heart of Bridgeland, this immaculate 1-bedroom, 1-bathroom condo . Positioned to capture the morning sun, this east-facing unit offers a bright and welcoming atmosphere from dawn to dusk. Step inside to find a meticulously maintained living space boasting modern sophistication and comfort. The U-shaped kitchen is practical with extra wide countertops and a gas stove (a rare find in condos!). The open-concept layout creates a seamless flow between the living area and kitchen, perfect for relaxing after a long day of work or cooking up a storm for your favourite family & friends.

The east-facing balcony is the perfect place for you to enjoy your morning coffee before taking on the day. Say hello to barbeques all year round under the sheltered deck space with plenty of space for a lounging patio set. When the sun sets, just turn on your favourite strings lights for a private evening breathing in the fresh air. This balcony is blessed to not face directly at any neighbours or other buildings. Radius is known for its full-service amenities: two fitness centers, yoga and spin rooms, a pet wash, a car wash, concierge during the day , and security overnight. The perks don't stop at the front door. This building is in the heart of Bridgeland -home to many of Calgary's well-known local favourites like Mari Bake Shop, OEB Breakfast, Shikimenya Ramen , Village Ice Cream, Phil & Sebastian... if we keep the list going, we would run out of



space here so you will just have to come check out the area yourself. Don't worry, it is incredibly accessible. Radius is located to main arteries such as Edmonton Trail, Memorial Drive, Centre Street, and Deerfoot Trail.

Experience the best of urban living in Bridgeland with this exceptional condo. Whether you're a first-time buyer, a downsizer, or an investor, this home offers a prime location and unparalleled comfort. Don't miss your chance to make this urban oasis your own. Call your favourite real estate agent and come take a look for yourself!

Built in 2019

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2134136    |
| Price          | \$390,000   |
| Sold Price     | \$383,800   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 572         |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 402, 88 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4E1              |

Amenities

|                |                                                                                |
|----------------|--------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Center, Party Room, Picnic Storage, Visitor Parking |
| Parking Spaces | 1                                                                              |
| Parking        | Covered, Parkade, Paved, Se                                                    |



Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Ho                                                                                                                       |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                       |
| # of Stories      | 7                                                                                                                                                 |

Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Lighting                     |
| Roof              | Membrane, Rubber                      |
| Construction      | Brick, Concrete, Metal Siding, Veneer |

Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | May 22nd, 2024  |
| Date Sold      | June 29th, 2024 |
| Days on Market | 38              |
| Zoning         | DC              |
| HOA Fees       | 0.00            |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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