

\$450,000 - 406, 88 9 Street Ne, Calgary

MLS® #A2165372

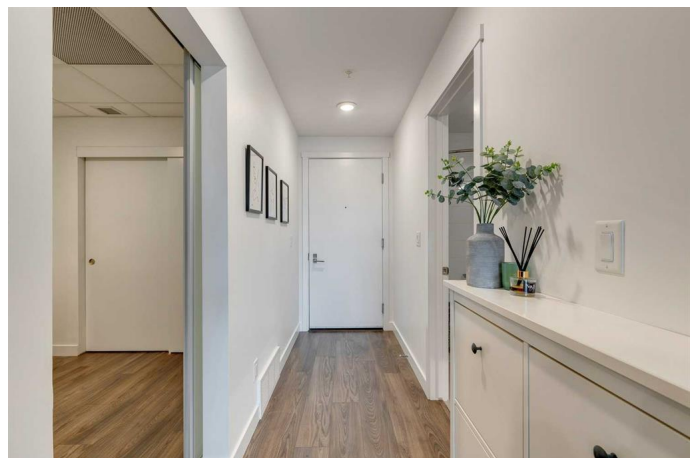
\$450,000

2 Bedroom, 2.00 Bathroom, 638 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to #406 in the best building in Bridgeland, Radius. This home comes with an idyllic sun-soaked West facing patio, and includes air conditioning to keep you comfortable during those hot summer days. This home is flooded with natural light throughout the day, with fantastic views overlooking the park and downtown. This 2 bedroom and 2 bath layout would be an excellent purchase for a first time homeowner or couple. The kitchen is complete with quartz countertops, Fisher Paykel fridge, Bosch dishwasher, Bosch GAS cooktop and Bosch over-the-range microwave. The bathrooms have built-in storage to maximize efficiency, in addition to motion sensor lighting. Conveniently located on the same level is a dedicated storage locker. While Bridgeland is known for its walkability, nonetheless this property comes with one titled underground parking stall. 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 rooftop 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, and 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 walls freshly painted, and is being sold by the original owners.

Built in 2019

Essential Information

MLS® #	A2165372
Price	\$450,000
Sold Price	\$459,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	638
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	406, 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	Parkade, Stall, Titled, Underground

Interior

Interior Features	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Oven, Gas Cooktop
Heating	Forced Air, Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	7

Exterior

Exterior Features	Barbecue, Courtyard, Garden
Construction	Brick, Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	October 8th, 2024
Days on Market	21
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	Charles
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