



GRASSROOTS
REALTY GROUP

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131, 88 9 Street NE
Calgary, Alberta

MLS # A2307082



\$420,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	704 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage		

Inclusions: TV and Bracket, Attached Shelving.

GREAT OPPORTUNITY TO LIVE IN THE HEART OF BRIDGELAND. Rarely do 2 bedroom, 2 bathroom units come available in the RADIUS-BUCCI Development. This building has it all!! The amenities include a 8000 sq ft rooftop top terrace/patio, urban garden centre, bbqs, 2 fitness centres, yoga studio, spin studio, dog wash and bike storage. The unit has a private exterior entrance with one of the larger south facing patio/decks. This air conditioned home features top of the line Bosch and Fisher & Paykel Stainless Steel Appliances including a built-in microwave, separate hood fan and under counter lighting. The primary bedroom offers a private full ensuite bathroom. Included in this property is one underground titled parking stall (#165)and a separate storage locker (#21). This pet friendly building is located in walking distance to local restaurants, cafes, parks, river paths and the C-train. THIS IS A MUST SEE!!!!