



306, 88 9 Street NE
Calgary, Alberta

MLS # A2316739



\$459,999

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	636 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 450
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: White entryway shoe storage, TV mount, Walnut shelf under TV, Kitchen mirror, Green exterior wall, string lights.

Welcome to 306 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, downsizer or investor. 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 include 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, Native Tongues 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 has upgraded custom closets in both bedrooms, a large custom mirror and a custom built in entryway shoe rack. The balcony overlooking Murdoch park is exceptionally stunning and your million dollar view will never be compromised. Sunrises reflected of the downtown buildings and sunsets over the skyline are the essence of this property. This is one of the few West facing properties with a private oversized balcony. Book your showing today.