



**GRASSROOTS**  
REALTY GROUP

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122, 88 9 Street NE  
Calgary, Alberta

MLS # A2318017



**\$699,999**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,230 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Side By Side, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 877
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Separate Entrance, Soaking Tub, Walk-In Closet(s)

**Inclusions:** N/A

\*OH | Saturday & Sunday | June 13 & 14 | 2-4:30pm\* This exceptional Bridgeland condominium perfectly blends the privacy of a house with the ultimate luxury condo lifestyle. It features direct access from the outside and a sunny and private SE corner patio. Beyond its private doors, the property grants you access to an unparalleled collection of building amenities, including multiple fitness spaces. The absolute crown jewel of this lifestyle package is a breathtaking rooftop patio that showcases panoramic views of the downtown skyline, making it the perfect urban oasis. Inside, the open-concept layout masterfully showcases clean, contemporary architectural lines and high-end designer finishes, centred around a sleek gourmet kitchen equipped with top-of-the-line appliances. Expansive windows flood the ultra-modern interior with natural light, illuminating a brilliant split-bedroom floor plan designed for maximum privacy by placing a spacious bedroom on each side of the home. The primary bedroom serves as a luxurious personal retreat, boasting a spa-like ensuite bathroom complete with dual sinks, a deep soaker tub, and a large shower, as well as a customized walk-in closet with built-in organizers. A stylish den provides the ultimate sophisticated backdrop for a modern home office. Adding to the convenience of this home are two titled, heated underground parking spots and an assigned storage locker for all your extra seasonal gear. The building itself offers onsite concierge and an unparalleled lifestyle package in a sustainable living space built to strict LEED Silver environmental standards. Health and wellness enthusiasts will love having exclusive access to two fully equipped gyms, a dedicated yoga studio, and a private spin room. Practical daily needs are effortlessly met with a secure package room, a secure bike storage area with a dedicated repair workshop, an

on-site car wash bay, and a professional dog wash station for your four-legged family members. The breathtaking rooftop terrace showcases panoramic views of the downtown skyline, making it the ultimate spot to watch the city lights, celebrate at the community BBQ with friends and family, relax by the fireplace or enjoy gathering your harvest from the community gardens. Location is everything, and this home sits in the heart of Bridgeland, one of the city's most vibrant and walkable communities. The building is situated directly beside the local community centre and expansive green space, offering an immediate connection to nature and neighbourhood events. Residents can leave the car at home, as the front door is just steps away from trendy boutiques, vibrant cafes, and top-tier dining. With access to public transportation just steps away, this property offers a seamless city commute alongside an unmatched urban lifestyle. Don't miss this rare opportunity to step directly into your own urban sanctuary, where the ease of a house meets the ultimate amenity-rich condo lifestyle in beautiful Bridgeland.