



GRASSROOTS
REALTY GROUP

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211, 88 9 Street NE
Calgary, Alberta

MLS # A2319128



\$774,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,220 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 888
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, See Remarks, Storage		
Inclusions:	Keys & Key Fobs		

EXECUTIVE LIKE-NEW 2-BEDROOM + DEN, CORNER UNIT IN A CONCRETE BUILDING WITH 3 PARKING STALLS, DOWNTOWN VIEWS, IN THE HEART OF BRIDGELAND. Easily the most intelligent floorplan design and positioned at the front of the building for discerning buyers or high-end downsizers seeking the convenience of condo living without compromising on space, comfort or lifestyle. A spacious foyer welcomes you inside, where engineered white oak flooring, custom built-ins, dimmer lighting throughout, upgraded blinds and corner unit windows create a bright and refined living environment. The oversized kitchen is rarely found in condo living and features quartz countertops, extensive cabinetry, generous prep space, a gas range, and wine fridge. Adjacent to the kitchen, the large dining area easily accommodates a full-sized dining table and is highlighted by a designer light fixture. The expansive living room offers ample space for entertaining and for larger furniture arrangements that rival even penthouse-style living. Easily access the oversized balcony with downtown and neighbourhood views, large enough for substantial outdoor furniture. This private outdoor retreat also features frosted lower balcony glass for added privacy. The spacious primary suite is a true retreat with custom built-in closet and a luxurious 5-pc ensuite featuring dual sinks, quartz countertops, extensive cabinetry with integrated lighting, lower motion-activated cabinet lighting, and a fully tiled shower with separate soaker tub. Positioned on the opposite side of the unit, the second bedroom offers excellent privacy, storage and is conveniently located next to a beautifully appointed full bathroom with a fully tiled shower, extra upper cabinetry built-ins, and more lower motion-activated cabinet lighting. A dedicated enclosed office/den, complete custom-designed built-ins provides an ideal

work-from-home space, while full-size in-suite laundry appliances add everyday convenience. A rare highlight is the inclusion of THREE parking stalls and an oversize storage locker, all conveniently located on P1 for easy access and ideal for multi-vehicle households or full-size trucks. Residents of Radius enjoy exceptional amenities, including concierge service, two gyms, yoga and spin studios, a landscaped courtyard, a rooftop patio with BBQs, a dog wash station, car wash facilities, bike storage, and a tool room. Located in the heart of Bridgeland, one of Calgary's most sought-after inner-city communities, this home is just a short walk to the CTrain, Bow River pathways, downtown, and some of the city's best restaurants, cafés, breweries, and local shops, offering an unmatched urban lifestyle with exceptional convenience.