



411, 88 9 Street NE
Calgary, Alberta

MLS # A2321827



\$729,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,033 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Gated, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 735
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage		

Inclusions: Shelving in the guest bedroom

Welcome to unit 411 at Radius, a concrete, LEED Platinum building in the heart of Bridgeland. This west-facing corner unit offers two bedrooms, two bathrooms, and just over 1,000 square feet, with sweeping views of Murdoch Park and the downtown skyline — a view that's genuinely hard to beat, especially as the sun sets behind the towers. The corner position means natural light pours in throughout the day, and almost every room in the home looks out to the west - whether you're cooking in the kitchen, relaxing in the living room, or waking up in the primary suite, the park and skyline are always in view. Step outside to one of the largest patios in the building, where those same downtown views continue outdoors — ideal for morning coffee, evening drinks, or simply taking in the skyline. Inside, the open layout separates the two bedrooms for privacy, with the primary suite offering its own ensuite. Other great features that set this unit apart include: fresh paint throughout, hardwood that extends into both bedrooms, two titled parking stalls on P1, and a separate storage locker located on the same floor as the unit itself, a convenience that's uncommon here. The yoga studio is also just steps away, literally around the corner from the front door. Residents at Radius enjoy world-class amenities located on every floor of the building, including two weight rooms, a yoga studio, spin studio, package delivery room, bike/ski workshop, dog wash, car wash bay, and a rooftop terrace with BBQs, an outdoor fireplace, and private garden plots. Living in Bridgeland offers an unparalleled lifestyle with easy access to some of the city's best restaurants, including Made by Marcus, UNA Pizza, Phil & Sebastian, Village Ice Cream, and Bridgeland Market. The Bow River pathway system, the C-Train, and downtown are all within easy walking distance, and Murdoch Park sits right

across the street, with Tom Campbell's Hill a short walk away for those wanting an off-leash dog park or a different vantage point over the city. Units with this orientation, this floor plan, and this much outdoor space don't come up often. When you see these views in person, you'll know why. Book your private showing today.