



GRASSROOTS
REALTY GROUP

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115, 88 9 Street NE
Calgary, Alberta

MLS # A2327897



\$450,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	702 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Separate Entrance		

Inclusions: garburator, wall mounted bookshelf, TV and sound bar wall mount, garage door control

Welcome to Radius by Bucci Developments, one of Calgary's most sought-after condominium buildings, perfectly located in the heart of Bridgeland. Thoughtfully designed with incredible amenities and an unbeatable location, this is a building that continues to stand out among Calgary's best. What makes this home so special is that it truly doesn't feel like condo living—it feels like a townhome. With its own private street-level entrance and an incredible 185 sq. ft. fenced patio, you'll enjoy the convenience of condominium ownership without sacrificing the convenience of having your own front door. It's the perfect setup for dog owners, those who love to entertain, or anyone who appreciates seamless indoor-outdoor living. Facing north, the patio enjoys both morning and evening sunshine while overlooking a beautiful tree-lined streetscape, creating an inviting and lively extension of your living space. Best of all, this outdoor space is yours to enjoy without adding to your monthly condo fees. Inside, the 702 sq. ft. floorplan is both functional and beautifully finished. The kitchen is a true showpiece, featuring quartz countertops that continue up the backsplash, full-height cabinetry, premium Fisher & Paykel and Bosch appliances, and an oversized peninsula with seating for three. The open-concept layout offers plenty of room for both a dining table and comfortable living area, while the 9-foot ceilings and large windows make the home feel bright, spacious, and inviting. The primary bedroom is complete with a beautifully finished three-piece ensuite, while the second bedroom offers endless flexibility as a guest room, nursery, or home office, complemented by a stylish four-piece bathroom with plenty storage. In-suite laundry, central air conditioning, titled underground parking, and an assigned storage locker complete this exceptional home. The real highlight, however, is

the patio. Rarely do you find outdoor space like this in an inner-city condo. Complete with a natural gas BBQ hookup, it's an extension of your home and a space you'll actually use— from morning coffee, an afternoon workspace, to summer dinners with friends. Radius is a building that truly delivers on lifestyle. Residents enjoy concierge service, commercial-quality fitness facilities with free weights and resistance equipment, dedicated yoga and spin studios, secure bike storage, a workshop, dog wash, car wash, and one of the most impressive rooftop terraces in the city, complete with a BBQ, an urban garden with plots for rent, and incredible downtown skyline views. Step outside your door and you're moments from Bridgeland's best caf  s, restaurants, local shops, parks, river pathways, and the LRT. Whether you're grabbing coffee, meeting friends for dinner, or heading downtown, everything is right at your doorstep. This is more than just a beautiful condo—it's a home that offers the best of inner-city living, in one of Calgary's most desirable buildings and most loved neighbourhoods.