



GRASSROOTS
REALTY GROUP

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631, 88 9 Street NE
Calgary, Alberta

MLS # A2339061



\$734,800

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,161 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Side By Side, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 833
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)

Inclusions: Blinds, Built-in Shelving units, Fob Keys & Garage Remotes

A rare opportunity to own an exceptional 6th-floor executive residence offering 1,161 sq. ft. of beautifully designed living space with 2 bedrooms, 2 bathrooms and a private den. Impeccably maintained and thoughtfully upgraded, this home immediately stands out with hardwood flooring, high ceilings and expansive floor-to-ceiling windows that fill the home with natural light. The impressive kitchen is made for both everyday living and entertaining, featuring a massive island, granite countertops, built-in pantry, wine fridge, under-cabinet lighting and premium Bosch and Fisher & Paykel appliances, including a gas cooktop. Beyond the kitchen, the open-concept layout offers a generous dining area with plenty of room for a full-size table, along with a spacious living room framed by floor-to-ceiling windows. The living space extends onto an incredible covered concrete balcony, offering plenty of privacy and room to relax or entertain outdoors. The primary bedroom has its own private access to the balcony, along with a walk-through closet with built-ins and a beautifully finished ensuite featuring dual vanities, tiled walls, under-cabinet lighting, soaker tub and separate shower. The second bedroom is also generously sized with oversized windows and a walk-in closet with built-in shelving. Practicality hasn't been overlooked, with a dedicated laundry room featuring a front-load washer and dryer, additional shelving and storage. The home also includes two titled underground parking stalls and additional storage. Residents also enjoy an impressive rooftop patio complete with a barbecue area, community garden and comfortable seating overlooking downtown, an incredible space to relax, entertain and take in the city views. An exceptional combination of space, quality, functionality and lifestyle, this executive residence offers a level of comfort and finish that is

increasingly hard to find.