



GRASSROOTS
REALTY GROUP

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409, 88 9 Street NE
Calgary, Alberta

MLS # A2339564



\$440,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	632 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions:	N/A
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Spectacular breathtaking views of Murdoch Park, the city, and the mountains!!! Welcome to inner city living at its finest! Situated in the heart of the highly sought after Bridgeland community, you're just a short walk from the C-train station, the Bow river, biking and running paths, and some of the best local eateries and shops (Shiki Menya, OEB, UNA, Made by Marcus, Mari bakery, and Pizza Culture to name a few). Enjoy easy access to Deerfoot Trail, making commuting in and out of town a breeze. RADIUS is a concrete building with LEED platinum certified status offering superb soundproofing and sustainable operating costs. This 2 bedroom 2 bathroom luxury condo features 9 foot ceilings, high-end finishes, air conditioning, and top tier appliances from Fisher & Paykel and Bosch, ensuring comfort and style. The open concept living space flows seamlessly, with a spacious West facing extended and covered balcony offering a gas line BBQ hookup—perfect for hosting with a view! Building amenities are second to none, including two fully-equipped gyms, a dedicated yoga room, and a spin room to support your fitness goals. Residents have access to a stunning rooftop terrace with fireplace, BBQs, and private garden plots. There is also bike storage, a bike/ ski workshop, a dog wash station, a car wash bay, and concierge service. This turn key home is incredibly clean and pride of ownership (original owner) is evident throughout, you will not be disappointed.