



GRASSROOTS
REALTY GROUP

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514, 88 9 Street NE
Calgary, Alberta

MLS # A2243041



\$369,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: custom patio deck tiles

Live in style in the heart of Bridgeland! This well designed one bedroom features wide plank flooring, quartz counters, Bosch stainless steel appliances, and a spacious open layout. The balcony includes custom tile flooring and partial cover for year round use. The bedroom offers a walk through closet and a large bathroom with an extended vanity, stand up shower, and separate soaking tub. Enjoy in-suite laundry with extra storage, titled underground parking, and an extra secure storage locker located just across the hallway on the fifth floor. Radius is a LEED certified concrete building with concierge, rooftop terrace, garden plots, spin room, dog and car wash stations, bike workshop, and two full gyms with a yoga studio. Steps from the C Train, River Pathways, and some of Calgary's best spots including Shiki Menya, UNA Pizza, OEB Breakfast, Lil' Empire, Village Ice Cream, and Phil and Sebastian Coffee. This is the best one bedroom floor plan in the building and has been meticulously cared for by its original owner, pride of ownership is evident throughout. This building has an excellent board and a considerable reserve fund, and would make an excellent investment whether you are a first time homebuyer, downsizer or investor. Quick possession available.