



**GRASSROOTS**  
REALTY GROUP

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**619, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2243142**



**\$393,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	563 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Enclosed, Owned, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** TV Unit is negotiable

Bathed in natural light, this one-bedroom, one-bathroom condo sits on the highly sought-after 6th floor of Radius—one of Calgary’s premier LEED Platinum-certified buildings. This exclusive floor is distinguished by soaring 11-foot ceilings in the main living area, creating a heightened sense of openness and airiness you won’t find elsewhere in the building. Inside, an open-concept layout is elevated by wide-plank flooring and expansive windows that invite sunshine throughout the day. The sleek kitchen is a modern showpiece, featuring quartz countertops, high-end Bosch appliances, and streamlined cabinetry—ideal for both everyday living and entertaining. The spacious bedroom includes a custom California Closets walk-through system, leading to a beautifully appointed bathroom complete with under-cabinet lighting and a deep soaker tub. The dedicated laundry room also features California Closets for added storage and organization. For added convenience, your private storage locker is just down the hall—exclusive to 6th-floor residents. Plus, the seller generously offers to cover your first three months of condo fees, making your move-in even more stress-free. Radius residents enjoy an exceptional range of amenities, including a concierge, rooftop terrace with BBQs and firepits, a state-of-the-art fitness centre, spin and yoga studios, and secure bike storage. Located just steps from cafés, restaurants, green spaces, the CTrain, and the Bow River pathway system, this home delivers unmatched inner-city living in one of Calgary’s most vibrant neighborhoods. Stylish, sun-drenched, and truly one of a kind—this 6th-floor residence is a rare opportunity not to be missed.

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