



**GRASSROOTS**  
REALTY GROUP

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**629, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2251398**



**\$450,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** na

Welcome Home to your Inner-City Perfect 2-Bed/2-Bath condo by Bucci in the Coveted Radius Building in the desirable community of Bridgeland!!! This home boasts an elegant open concept design with high ceilings, Central-AC , designer style kitchen with large Quartz Countertop Island with Breakfast Bar, High End Stainless Steel appliances , In-suite Front Load Washer & Dryer with extra storage space, Large carpeted Master Bedroom with quiet 3-pc ensuite bath with tile floors, a second good sized bedroom features a built-in Murphy Bed and it's also perfect for a den/office, 4-pc bath common, and a good sized open concept living room that transitions to your quiet balcony with BBQ gas hookup for your evening BBQ's and Serene morning Coffees. This home has everything you could need with Underground secured heated parking, additional large storage locker, front concierge, ample underground visitor parking, Main floor Gym, 2nd floor delivery room, 3rd Floor second gym, 4th floor Yoga Room, 5th floor Spin Room, P1 - Dog Wash/Bike Storage/Work-Shop, P3 &ndash; Car Wash, 7th Floor Rooftop Patio with gorgeous downtown views, outdoor fireplace, BBQ area, urban garden plots, and did I mention this is a Cat/Dog PET FRIENDLY BUILDING!!! This spectacular condo is steps away from the LRT, Murdoch Park, Bridgeland Community Association, Community Garden, Bow River, Phil and Sebastian for your morning coffee, Village Ice Cream for those hot summer days, Bridgeland market for your daily groceries, and all the amenities Bridgeland's has to offer. Just move in and enjoy your new Inner-City Bridgeland Lifestyle. Seeing is believing!