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123, 88 9 Street NE Calgary, Alberta

MLS # A2263630



\$439,900

Division: Bridgeland/Riverside Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 689 sq.ft. Age: 2019 (6 yrs old) **Beds:** Baths: Garage: Parkade, Secured, Titled, Underground Lot Size: Lot Feat:

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: \$ 504 **Basement:** LLD: Exterior: Zoning: Brick, Concrete DC Foundation: **Utilities:**

Features: High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance

Inclusions: n/a

Welcome to urban living at its best! This beautifully designed 2 bedroom, 2 bathroom ground-floor unit offers exceptional indoor-outdoor flow with two oversized patios—perfect for entertaining, relaxing, or giving your pet room to roam. Enjoy the convenience of your own private entrance, making this home feel more like a townhouse than a condo. Inside, you'll find a bright and open floor plan with large windows that flood the space with natural light. The modern kitchen features sleek finishes, ample cabinetry, and a spacious breakfast bar ideal for gatherings. Both bedrooms are generously sized, with the primary suite offering a walk-through closet and ensuite bath and the second bedroom with space saving built-in Murphy bed! In-suite laundry and AC for the summer months included! Extras include titled underground parking (oversized stall with only one adjacent stall!), a separate storage unit, and bike storage. Located in a vibrant inner-city community, this amenity-rich building features two fully equipped gyms, a tranquil yoga studio, a spin studio, a stunning rooftop patio with city views, car wash and even a dog wash station for your furry companion. Bridgeland is filled with restaurants, shops, parks, coffee shops, grocery stores, all within walking distance, as well as great access to the C-Train station. Whether you're a professional, downsizer, or savvy investor, this stylish and convenient home checks all the boxes. Walkable, livable, and move-in ready—come see what inner-city living can look like!