



GRASSROOTS
REALTY GROUP

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202, 88 9 Street NE
Calgary, Alberta

MLS # A2267208



\$350,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Owned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 417
Basement:	-	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting, Recreation Facilities, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)

Inclusions: None

Experience modern urban living without compromise in this like-new suite featuring HIGH CEILINGS with a knockdown finish and an OPEN CONCEPT floor plan. The KITCHEN is equipped with high-end STAINLESS STEEL APPLIANCES, including a BOSCH GAS STOVE, FISHER & PAYKEL FRIDGE, double sinks, dishwasher, QUARTZ COUNTERTOPS, and seating for three at the peninsula. Enjoy EXTRA TALL CABINETS, SOFT-CLOSE HARDWARE, UNDER-COUNTER LED LIGHTING, and a MICROWAVE HOOD FAN. The LIVING ROOM flows seamlessly to a BALCONY overlooking a GREEN BELT. The PRIMARY BEDROOM features FLOOR-TO-CEILING WINDOWS and a WALK-THROUGH CLOSET leading to a CHEATER ENSUITE with a SOAKER TUB, glass shower, EXTRA CABINETRY FOR STORAGE, QUARTZ COUNTERTOP, and LED LIGHTING. Additional highlights include a STACKED WASHER/DRYER (WHIRLPOOL) and a SPACIOUS ENTRY AREA with room for a DESK OR HOME OFFICE. Residents enjoy AMENITIES GALORE, including TWO GYMS, a PET SALON, a FANTASTIC ROOFTOP PATIO, SPIN ROOM, YOGA ROOM, STORAGE LOCKER, BIKE ROOM, TUNE-UP ROOM for bikes, skis, or snowboards, and a CAR WASH. All this is located in a LEED-CERTIFIED BUILDING, just steps from PARKS, SHOPPING, DOWNTOWN, and RESTAURANTS in the vibrant community of BRIDGELAND. Enjoy a CAREFREE URBAN LIFESTYLE or take advantage of the EXCELLENT INVESTMENT POTENTIAL as a landlord.