



GRASSROOTS
REALTY GROUP

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230, 88 9 Street NE
Calgary, Alberta

MLS # A2275732



\$439,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	703 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil
Floors:	Hardwood
Roof:	-
Basement:	-
Exterior:	Aluminum Siding , Brick
Foundation:	-
Features:	Breakfast Bar, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 515
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: Murphy bed

Welcome to this premium inner-city condo offering a thoughtfully designed two-bedroom layout ideal for modern urban living. A light colour palette and engineered hardwood flooring create a bright and inviting feel throughout. The kitchen is beautifully finished with quartz countertops, premium Bosch appliances, and a gas range, combining style with everyday practicality. South-facing windows flood the home with natural light throughout the day, enhancing the open and airy feel of the space. The primary bedroom includes a private ensuite bathroom, and features smart storage solutions, with discreet cabinetry above the bathroom mirror. The functional second bedroom features a built-in Murphy bed, allowing the space to easily transition between a comfortable guest room and a dedicated home office. A standout feature is the large storage room and laundry area, a rare offering in condo living that provides exceptional functionality and organization. Residents of this building enjoy concierge service along with an impressive selection of amenities, including two fully equipped gyms, a dedicated spin room, and a yoga studio. The rooftop patio offers outstanding views of downtown, comfortable seating area and vegetable boxes. Additional conveniences include a car wash, secure bike storage, and a dog wash, all designed to enhance everyday condo living. Freshly painted and impeccably maintained, this condo is located in a well-appointed building that delivers quality construction and an exceptional inner-city lifestyle with easy access to dining, shopping, and transit. Make Bridgeland your home today.