



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**230, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2275732**



**\$439,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	703 sq.ft.	<b>Age:</b>	2019 (6 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>	Fan Coil
<b>Floors:</b>	Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick
<b>Foundation:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 515
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**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.