



**630, 88 9 Street NE
Calgary, Alberta**

MLS # A2287474



\$465,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Oversized, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 515
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Built-in entertainment centre, Built-in storage/pantry, Built-in his and hers closet organizers, Wall bed/desk, Shelf genies, Nest thermostat

Welcome to Bridgeland living at its finest. Positioned on the sixth floor of this solid concrete seven storey building, this impeccably maintained two bedroom, two bathroom residence offers 706 square feet of thoughtfully designed space and it shows. From the moment you step inside, you will appreciate that this is not your typical condo. Every inch has been carefully curated to maximize functionality, comfort, and style. The open concept layout feels bright and inviting, seamlessly connecting the kitchen, dining, and living areas, perfect for both everyday living and entertaining. Numerous upgrades elevate this home well beyond builder grade, including a custom designed Murphy bed in the second bedroom that effortlessly transforms into a beautifully integrated office space. Whether hosting guests or working from home, this room adapts to your lifestyle with ease. Storage has been brilliantly reimagined throughout. You will find built in closet organizers, a customized pantry, convenient pull out shelving, and a stunning built in entertainment centre with extensive storage designed to keep everything organized without sacrificing aesthetics. The primary suite features his and hers custom built in closets by California Closets, thoughtfully designed to maximize storage and organization while maintaining a clean, streamlined look. The overall condition of the home is pristine and truly move in ready. This unit also includes an oversized titled underground parking stall and an additional storage locker conveniently located on the same floor as the suite, a rare and highly practical bonus. The building itself offers an impressive collection of amenities that rival many luxury developments, including concierge service, a fully equipped fitness centre, spin studio, yoga studio, recreation and gathering spaces, and more, all within the comfort of a well managed concrete building. Located

in the heart of Bridgeland, you are steps from parks, the Bow River pathway system, cafés, restaurants, boutique shopping, and local markets, with easy access to downtown and the nearby LRT station for effortless commuting. While other units may come and go, few offer this level of customization, thoughtful upgrades, and immaculate condition. For buyers who value quality, design, and convenience, this is a standout opportunity in one of Calgary’s most vibrant inner city communities. A home that lives larger than its square footage and feels even better in person.