



**109, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2138901**



**\$750,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 849
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Walk-In Closet(s)		

**Inclusions:** Shelves in second bedroom, Shelves in storage locker

Your urban lifestyle awaits in this expansive two-bedroom plus den home. Welcome to exceptional living at Radius in Bridgeland. This home provides a sprawling floor plan spanning over 1200 sqft, along with one of the largest patios in the building. This is your opportunity to enjoy inner-city living without sacrificing outdoor space. Located across from Murdoch Park this home is bathed in natural light from the west and offers a private entrance; this is ideal for pet owners and easy access for guests. A timeless light colour palette is accented by upgraded engineered hardwood floors. The large kitchen is complete with bright white quartz countertops, Fisher Paykel fridge, Bosch Gas cooktop, Bosch Dishwasher, and a wine fridge. Space is maximized in the hotel-esque bathrooms with additional overhead storage plus motion sensor lighting. Radius is a concrete building with LEED platinum status, this ensures both soundproofing and sustainable operating costs. World-class amenities are located on each floor of this thoughtfully designed building, including 2 weight rooms, yoga studio, spin studio, package delivery room, bike/ski workshop, dog wash, car wash bay and rooftop terrace with BBQs, outdoor fireplace and private garden plots. Living in Bridgeland offers an unparalleled lifestyle with easy access to some of the best Calgary restaurants including Shiki Menya, OEB, UNA, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Lukes Drug Mart, Mari bakery. This building is two blocks from the c-train, walkable to downtown, Inglewood, Kensington and the East Village Superstore and a quick 13-minute drive to the airport. Located only two blocks from the Bow River and extensive Calgary bike path system, Bridgeland is well known for its vibrancy, excellent culinary scene and quick access to all the major roadways of Calgary. This is a pet

friendly building (no size restrictions) and Tom Campbell Park is a gorgeous off-leash dog park a few blocks away. This home is immaculate and has been beautifully taken care of, providing a turnkey residence for its future owners.