



117, 88 9 Street NE
Calgary, Alberta

MLS # A2150277



\$479,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	High-Rise (5+)		
Size:	773 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 548
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Storage		

Inclusions: n/a

Welcome to inner city living at its finest! This 2 bedroom & 2 bathroom suite is perfect for those looking for the ease of condo living blended with an added layer of privacy and accessibility. The oversized patio (approximately 200 sq ft) is perfect for enjoying summer evenings, and considerably larger in size than most units in the building. With two entry points, this walk out suite allows for easy access when unloading groceries, entertaining guests and walking your furry friends. Skip the stairs or elevator and enjoy direct street access to all of the amenities of Bridgeland. The floor plan is efficient with a queen size built-in murphy bed in the second bedroom, and generous storage throughout the unit. The primary bedroom can comfortably fit a king size bed, and the kitchen is equipped with high end Bosch, and Fisher and Paykel appliances. This suite is located on a quiet tree-lined street, only steps away from the stunning Murdoch park and shops and restaurants of first avenue. This concrete building has LEED Platinum status, which is the highest certification available regarding energy efficiency, ventilation, water savings and radon protection. This Bucci built concrete building is still under its structural warranty and has excellent soundproofing. Amenities include concierge, 2 weight and cardio gyms, a secure after-hours package delivery room, yoga studio, spin room, bike/ski/workshop, dog wash, car wash bay, incredible roof top terrace with a BBQ area, an outdoor fireplace and individual garden plots. This unit is well ventilated as each suite draws in fresh air directly from outside, but also has AIR CONDITIONING. Bridgeland is proud to be home to some of the best local restaurants in the city including Shiki Menya, OEB, UNA, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Luke's Drug Mart, and the esteemed Mari

bakery. This building is two blocks from the c-train, walkable to downtown, Inglewood, Kensington and Superstore and a quick 13-minute drive to the airport. The location is the best of both worlds as it is not in the flood zone, yet only two blocks from the Bow River and extensive Calgary bike path system. This is a pet friendly building (no size restrictions) and Tom Campbell Park is a gorgeous off-leash dog park a few blocks away. Bridgeland is beloved for its walkability, excellent culinary scene, wide selection of green spaces, and easy access to all the major roadways of Calgary. This turn key home is in pristine condition, incredibly clean and pride of ownership is evident throughout, you will not be disappointed. This is a pet friendly building and there are many off leash dog parks in the area. This property would make an excellent choice for a first-time homebuyer, down sizer or savvy investor.