



GRASSROOTS
REALTY GROUP

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609, 88 9 Street NE
Calgary, Alberta

MLS # A2204492



\$460,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	641 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 461
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters		

Inclusions:	N/A
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*** Price Reduction *** Perched on the top floor of a premium building, this stunning condo offers an unparalleled, sweeping view of Calgary that you won't find anywhere else. With nobody above, this unit is truly one-of-a-kind! Situated in the heart of the highly sought-after Bridgeland community, you're just a short walk from the train station, the river, and some of the best local eateries and shops. Enjoy easy access to Deerfoot Trail, making commuting a breeze. This luxury condo features 9-ft ceilings, high-end finishes, and top-tier appliances from Fisher & Paykel and Bosch, ensuring comfort and style. The open-concept living space flows seamlessly, with a spacious balcony offering a gas line BBQ hookup—perfect for hosting with a view that will take your breath away! Building amenities are second to none, including two fully-equipped gyms, a dedicated yoga room, and a spin room to support your fitness goals. Residents also have access to a rooftop terrace with fireplaces and BBQs, bike storage, a dog wash station, a car wash bay, and concierge service. Plus, enjoy the convenience of underground parking and a dedicated Spud delivery room for seamless grocery drop-offs. Families will love the proximity to Riverside School, known for its exceptional alternative science program. And when it's time to explore, you'll be walking distance to local favorites like Shiki Menya, Una Pizza and Wine, Mari Bakeshop, Phil & Sebastian's, Village Ice Cream, OEB Breakfast, Made By Marcus, and more. This is truly a rare opportunity to live in one of Calgary's most vibrant neighborhoods—don't miss out!