

406, 88 9 Street NE
Calgary, Alberta

MLS # A2165372



\$450,000

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|------------------|-------------------------------------|---------------|------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 638 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Fan Coil, Forced Air, Natural Gas

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 452

Basement: -

LLD: -

Exterior: Brick, Concrete

Zoning: DC

Foundation: -

Utilities: -

Features: Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters

Inclusions: TV in primary bedroom

Welcome to #406 in the best building in Bridgeland, Radius. This home comes with an idyllic sun-soaked West facing patio, and includes air conditioning to keep you comfortable during those hot summer days. This home is flooded with natural light throughout the day, with fantastic views overlooking the park and downtown. This two bedroom and 2 bath layout would be an excellent purchase for a first time homeowner or couple. The kitchen is complete with quartz countertops, Fisher Paykel fridge, Bosch dishwasher, Bosch GAS cooktop and Bosch over-the-range microwave. The bathrooms have built-in storage to maximize efficiency, in addition to motion sensor lighting. Conveniently located on the same level is a dedicated storage locker. While Bridgeland is known for its walkability, nonetheless this property comes with one titled underground parking stall. This concrete building with LEED platinum status offers superb soundproofing and sustainable operating costs. Amenities included in your condo fee are concierge, 2 weight gyms, a package delivery room, yoga studio, spin room, bike/ski/workshop, dog wash, car wash bay, incredible rooftop terrace with a BBQ area, an outdoor fireplace and private garden plots. Bridgeland is proud to be home to some of the best local restaurants and walkable amenities in the city including Shiki Menya, OEB, UNA, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Lukes Drug Mart, and 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 property shows beautifully, has just had the walls freshly painted, and is being sold by the original owners.