

**221, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2269503**



**\$420,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Stone Counters, Walk-In Closet(s)		

**Inclusions:** none

Live in style at Radius—this LEED Platinum-certified condo building offers modern, upscale living and an outstanding amenity package. Step inside and enjoy the ultimate in comfort and functionality: a spacious primary suite with an ensuite bathroom and generous walk-in closet, plus a versatile second bedroom designed to double as a home office with a built-in Murphy-bed. Your home includes high-end finishes throughout, in-suite laundry with additional built-in storage, a private balcony, heated underground parking and a dedicated storage locker. The building’s amenities are exceptional: a rooftop patio with skyline views, BBQ and garden-plots, four dedicated fitness studios (weight, cardio, spin & yoga), bicycle storage, plus dog-wash and car-wash stations. All this in the heart of Bridgeland—steps to the LRT, Bow River pathways, caf  s and restaurants. This property offers everything you want in an inner-city condo: style, convenience, versatility and lifestyle.