

414, 88 9 Street NE
Calgary, Alberta

MLS # A2323953



\$345,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	567 sq.ft.	Age:	2019 (7 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Wired for Sound		

Inclusions: n/a

**** Open House Friday, June 26, 5:30 - 7:30 pm **** Radius Condo – the jewel of Bridgeland and superbly located, offering inner city living at its finest. Perfect for young professionals & downsizers who want to be steps from the best restaurants, shops and services in the trendiest inner-city community in Calgary. This premier, fully air conditioned suite is a designer’s dream, featuring extensive upgrades, chic styling and a HUGE covered, wrap-around patio/deck with decking for your summer enjoyment! The efficient layout and optimum essentials ensure condo living at its finest is yours. The open concept floor plan welcomes you in – front foyer opens to the kitchen offering sleek espresso cabinetry, built-in top of the line stainless appliances, Quartz countertops, custom Rhombus tile backsplash, black uni-sink with matching custom black faucet, breakfast bar adjacent to dining room and living area, 9-foot ceilings, floor to ceiling windows, engineered espresso wide-planked floors, spacious and relaxing private terrace with gas bbq line. The bedroom, with stain proof memory foam broadloom, offers custom blackout blinds and fits a KING SIZED BED. Semi-ensuite spa-like bathroom with marble porcelain tiles, custom overhead cabinetry, Quartz top vanity, soaker tub, rainfall glass enclosed shower stall & speaker system. Additional features include unbeatable storage in-suite, California Closets custom built-ins, separate laundry room w/Whirlpool stacked FULL SIZED washer/dryer, pantry, pull out drawers, folding table & air-dry rack & separate coat closet. Pride of ownership is evident throughout. The building amenities are impressive – heated underground parking (1 titled stall included plus storage locker), visitor parking, on-site concierge, 7TH FLOOR ROOFTOP w/Lounge areas, dining areas, BBQ’s, gas fireplaces, city & mountain views.

2 gyms, spin room, yoga room, ski/bike repair room, 2 secured bike storage rooms, doggy-wash room & car wash. The Radius building is LEED Platinum certified -the highest designation available for energy, ventilation, water savings and radon protection, Soundproofing with innovative cork underlay/premium vapor barrier & there are solar panels on the roof. The Radius Condo community is a neighborhood within a neighborhood - Residents are distinctive, diverse people who are proud to call Radius home. Book your viewing today!