

323, 88 9 Street NE
Calgary, Alberta

MLS # A2337000



\$599,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 669
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Desk/murphy bed in 2nd bedroom.

This one's special. A bright corner unit in RADIUS, Bucci's LEED Platinum concrete building right in the heart of Bridgeland — built in 2019 and still feels brand new. Floor-to-ceiling windows wrap the corner, so you get light all day and views north and West. The layout splits the two bedrooms on opposite sides of the main living area, which is great for privacy — whether that's roommates, guests, or just some quiet space to work. The kitchen has QUARTZ counters, STAINLESS STEEL appliances, GAS COOKTOP, wine fridge, a real pantry, and a breakfast bar that seats four comfortably. The primary bedroom has a walk-in closet and a 5-piece ensuite — double vanity, soaker tub, separate shower. The second bedroom is tucked in its own corner near the main bath, and it's genuinely flexible: there's a built-in desk that folds down into a queen bed without you having to clear it off first (and it stays with the unit). Step outside to a LARGE CORNER PATIO . There are only 4 units in this complex that have this size of patio on the corner units. All the others have balconies. This is an amazing upgrade. YOU WILL FEEL THE DIFFERENCE. A few extras that make daily life easier: in-suite laundry, a double storage locker (#106, level 3), underground heated parking (#120), and a car wash on site. The building itself is loaded — two fitness studios, a yoga studio, a spin studio, secure bike storage, a dog wash, parcel storage, and a full-time concierge. And the rooftop patio is worth mentioning on its own: 8,000 sq ft with a built-in BBQ, seating areas, community garden beds, and a downtown view that's hard to beat. RADIUS is pet friendly, and you're a short walk to the LRT. Bridgeland itself is one of those neighbourhoods people love once they live there — cafes, good restaurants, river pathways, and downtown all close by.