

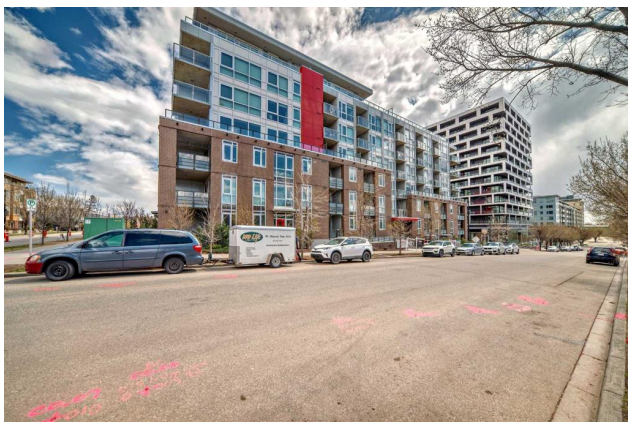


THE
A-TEAM

**RE/MAX
FIRST**

88 9 Street #402, Calgary T2E 4E1

MLS®#: **A2134136** Area: **Bridgeland/Riverside** Listing Date: **05/22/24** List Price: **\$390,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Covered,Parkade,Paved,Secured,Stall,Titled,Underground**

Finished Floor Area

Abv Sqft: **572**
 Low Sqft:
 Ttl Sqft: **572**

DOM

34
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Membrane,Rubber**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Lighting**

Construction: **Brick,Concrete,Metal Siding ,Veneer**
 Flooring: **Carpet,Laminate,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`8" x 12`9"	Kitchen	Main	10`1" x 10`0"
Living Room	Main	9`7" x 14`10"	Bedroom - Primary	Main	9`0" x 10`11"
Walk-In Closet	Main	7`7" x 3`5"	4pc Ensuite bath	Main	7`4" x 8`3"
Balcony	Main	7`7" x 9`3"			

Legal/Tax/Financial

Condo Fee: **\$409** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **1910069**

Remarks

Pub Rmks: **Welcome to RADIUS! Located in the heart of Bridgeland, this immaculate 1-bedroom, 1-bathroom condo . Positioned to capture the morning sun, this east-facing unit offers a bright and welcoming atmosphere from dawn to dusk. Step inside to find a meticulously maintained living space boasting modern sophistication and comfort. The U-shaped kitchen is practical with extra wide countertops and a gas stove (a rare find in condos!). The open-concept layout creates a seamless flow between the living area and kitchen, perfect for relaxing after a long day of work or cooking up a storm for your favourite family & friends. The east-facing balcony is the perfect place for you to enjoy your morning coffee before taking on the day. Say hello to barbeques all year round under the sheltered deck space with plenty of space for a lounging patio set. When the sun sets, just turn on your favourite strings lights for a private evening breathing in the fresh air. This balcony is blessed to not face directly at any neighbours or other buildings. Radius is known for its full-service amenities: two fitness centers, yoga and spin rooms, a pet wash, a car wash, concierge during the day , and security overnight. The perks don't stop at the front door. This building is in the heart of Bridgeland -home to many of Calgary's well-known local favourites like Mari Bake Shope, OEB Breakfast, Shikimenya Ramen , Village Ice Cream, Phil & Sebastian... if we keep the list going, we would run out of space here so you will just have to come check out the area yourself. Don't worry, it is incredibly accessible. Radius is located to main arteries such as Edmonton Trail, Memorial Drive, Centre Street, and Deerfoot Trail. Experience the best of urban living in Bridgeland with this exceptional condo. Whether you're a first-time buyer, a downsized, or an investor, this home offers a prime location and unparalleled comfort. Don't miss your chance to make this urban oasis your own. Call your favourite real estate agent and come take a look for yourself!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











