

**88 9 Street #406, Calgary T2E 4E1**

MLS® #: **A2165372** Area: **Bridgeland/Riverside** Listing Date: **09/17/24** List Price: **\$450,000**  
 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:

Finished Floor Area  
 Abv Sqft: **638**  
 Low Sqft:  
 Ttl Sqft: **638**

**Parkade,Stall,Titled,Underground**

DOM

**2**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Barbecue,Courtyard,Garden**

Construction: **Brick,Concrete**  
 Flooring: **Laminate,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Built-in Features,Kitchen Island,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 9`4"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 8`4"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`0" x 8`4"</b>	<b>Laundry</b>	<b>Main</b>	<b>4`11" x 2`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9`6" x 9`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`2" x 8`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`8" x 4`11"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 4`11"</b>

Legal/Tax/Financial

Condo Fee: **\$452** Title: **Fee Simple** Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **1910069**

Remarks

Pub Rmks: **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.**

Inclusions:  
Property Listed By: **TV in primary bedroom  
Charles**

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





















