



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 9 Street #226, Calgary T2E 4E1**

MLS® #: **A2189481** Area: **Bridgeland/Riverside** Listing Date: **01/24/25** List Price: **\$409,900**  
 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: **Underground**

Finished Floor Area

Abv Sqft: **700**  
 Low Sqft:  
 Ttl Sqft: **700**

DOM

**8**

Layout

Beds: **1 (1 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Fan Coil**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Brick,Concrete**  
 Flooring: **Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garburator,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **See Remarks,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	36`11" x 31`5"	Kitchen	Main	30`7" x 27`8"
Dining Room	Main	23`6" x 21`7"	Bedroom - Primary	Main	36`1" x 29`3"
Laundry	Main	31`9" x 15`10"	3pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$504** Title: **Fee Simple** Zoning: **DC**  
 Fee Freq:

Legal Desc:

1910069

Monthly

Remarks

Pub Rmks:

**\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\*** Nestled in the heart of Bridgeland, this rare 1-BED, 2-BATH unit combines modern living with impeccable design in a LEED PLATINUM CERTIFIED CONCRETE building by Bucci Developments. As one of the very few units to feature TWO FULL BATHROOMS, it's truly a standout! Imagine having guests over to your one-bedroom suite and not having to use your primary bathroom! This understated feature is NOT commonly found in newer one-bedroom suites. Upon entry, you're greeted by a large foyer with enough space for any future custom built-in options for even more storage space, along with 9-FOOT CEILINGS and open-concept living spaces shine with sleek laminate flooring. The upscale kitchen boasts STAINLESS STEEL APPLIANCES, a Fisher Paykel fridge with a water dispenser, a gas stove, ceiling-height cabinetry, QUARTZ COUNTERTOPS, and a stylish peninsula for casual gatherings. The living room leads to a sunny SOUTH-FACING BALCONY overlooking the quiet courtyard & park, while a flex space off the kitchen is perfect for a home office. The bedroom offers a tranquil retreat with a WALK-THRU CLOSET leading to a SPA-INSPIRED ENSUITE featuring an oversized tiled shower, a drop-in soaker tub, and ample quartz vanity storage. A second full bathroom with a WALK-IN SHOWER adds convenience for overnight guests and privacy for homeowners. Additional highlights include a LARGE IN-SUITE LAUNDRY ROOM with a HUGE amount of IN-SUITE STORAGE SPACE complete with storage racks, underground parking, and a QUIET LOCATION in the building away from heavy foot traffic areas. Radius offers exceptional amenities: TWO GYMS, a yoga studio, a spin studio, bike storage, a workshop, a dog wash, a car wash, and a ROOFTOP PATIO with skyline views. Radius is a PET-FRIENDLY BUILDING with no size restrictions and a FULL-TIME CONCIERGE. This building perfectly blends convenience and luxury. Steps from the Bridgeland LRT and surrounded by trendy cafes, restaurants, and parks, this location ensures an unbeatable urban lifestyle. Don't miss your chance—schedule a viewing today!

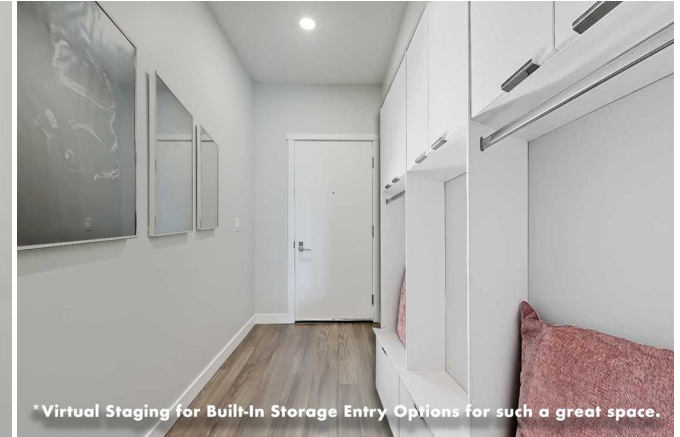
Inclusions:

None

Property Listed By:

RE/MAX House of Real Estate

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



\*Virtual Staging for Built-In Storage Entry Options for such a great space.











