



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**88 9 Street #623, Calgary T2E 4E1**

MLS®#: **A2194920** Area: **Bridgeland/Riverside** Listing Date: **02/18/25** List Price: **\$669,900**  
 Status: **Active** 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:

Finished Floor Area  
 Abv Sqft: **956**  
 Low Sqft:  
 Ttl Sqft: **956**

DOM

**4**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Heated Garage,Parkade,Secured,Titled,Underground**

Utilities and Features

Roof: **Flat**  
 Heating: **Fan Coil,Make-up Air,Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,See Remarks**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Cooktop,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator**  
 Int Feat: **Breakfast Bar,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>9`2" x 4`11"</b>
<b>Balcony</b>	<b>Main</b>	<b>11`0" x 7`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`9" x 12`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`8" x 5`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`8" x 12`6"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>8`2" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 11`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`8" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 12`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$680**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **1910069**

Remarks

Pub Rmks: **Stunning 2 bedroom, 2 bathroom unit in the amenity rich RADIUS building in the heart of Bridgeland. This BUCCI DEVELOPMENTS project was built in 2019 and is a LEED Platinum certified CONCRETE building. Spacious, CORNER UNIT with floor to ceiling windows is flooded with natural light and has great VIEWS to the North and East. Sleek, contemporary design features OPEN LAYOUT with split 2 bedroom design separated by main living area. Upscale, modern kitchen featuring QUARTZ COUNERTOPS and STAINLESS STEEL upgraded appliances, gas stove, PANTRY and a breakfast bar that comfortably seats 4. Large primary bedroom includes a walk-in closet, and a luxurious 5 piece ensuite bath featuring a double vanity, soaker tub and separate shower. The second bedroom, situated on the opposite corner, is perfect for guests and is adjacent to a full bathroom. This bedroom also doubles as a home office with built in desk that effortlessly converts into a queen-sized bed without clearing the desk (and is included). Large corner balcony with glass railing has built in gas line for BBQ, and great views of the hillside to the North and East. IN SUITE laundry, storage locker room (on 6th level, storage locker #161), underground heated parking with titled parking (stall #107) and car wash add to your comfort and convenience. The amenities in this building are exceptional: 2 well equipped Fitness Studios, Yoga Studio, Spin Studio, Secure Bike Storage and Maintenance Room, Dog Wash facility, secure Parcel Storage room, and full time CONCIERGE for additional security! The huge, 8,000 ft2 ROOF TOP PATIO has built in BBQ, built in seating areas and community garden beds with breath-taking downtown views! RADIUS is a PET FRIENDLY building. Steps from the LRT, Bridgeland is a vibrant community offering an unbeatable URBAN LIFESTYLE with trendy cafes, independent restaurants, parks, biking and walking trails, all within walking distance of the river and downtown! Schedule your private showing today!**

Inclusions: **desk/bed in 2nd bedroom**  
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**













