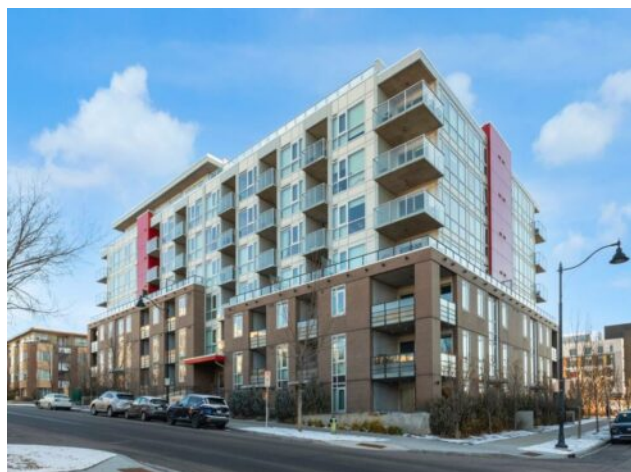


404, 88 9 Street NE
Calgary, Alberta

MLS # A2271995



\$629,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	961 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 691
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Located in Bridgeland's award-winning Radius building by Bucci developments, this 2-bedroom, 2-bathroom unit offers refined urban living, with an emphasis on wellness and walkability. The home features a well-considered layout anchored by a modern, streamlined kitchen equipped with integrated Bosch appliances, quartz counters, a gas cooktop, under-cabinet lighting, and full-height cabinetry. Adjacent to the kitchen, the dining area comfortably accommodates a full-sized table, making the space suitable for both daily living and entertaining. The open-concept living room enjoys natural light from expansive windows and direct access to a large, south-facing balcony—ideal for enjoying views, and maximizing indoor-outdoor living. The primary suite includes a spacious walk-through closet and a 5-piece ensuite with dual sinks, soaker tub, and separate glass-enclosed shower, while the second bedroom is served by a nearby 3-piece bath. Additional features include in-suite laundry, smart thermostats, a custom storage solution at the front entrance, underground titled parking stall, and a secure storage locker (conveniently located on the same level as this unit). Radius is a LEED Platinum-certified concrete building offering concierge service, a rooftop terrace with fireplace and seating area offering downtown views, two fitness centres, a yoga studio, a spin room, pet wash, car wash, bike/ski tuning station, and secure bike storage. Located across from Murdoch Park and the Bridgeland Riverside Community Centre, and steps to local cafés, top-tier restaurants, organic markets, schools, and the C-Train, with downtown accessible in under 10 minutes.