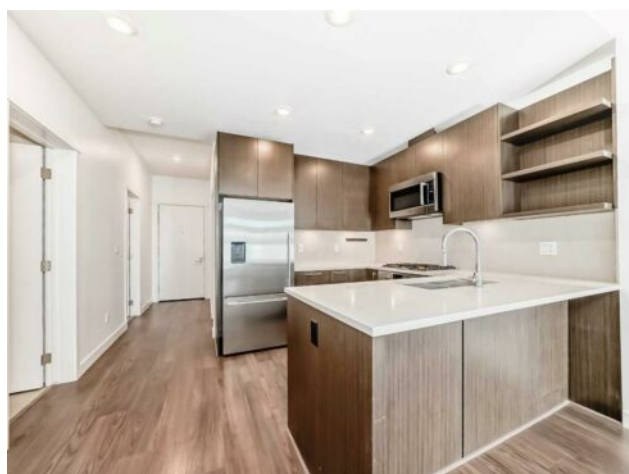


123, 88 9 Street NE
Calgary, Alberta

MLS # A2263630



\$449,900

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	689 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 504
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: n/a

Welcome to urban living at its best! This beautifully designed 2 bedroom, 2 bathroom ground-floor unit offers exceptional indoor-outdoor flow with two oversized patios—perfect for entertaining, relaxing, or giving your pet room to roam. Enjoy the convenience of your own private entrance, making this home feel more like a townhouse than a condo. Inside, you'll find a bright and open floor plan with large windows that flood the space with natural light. The modern kitchen features sleek finishes, ample cabinetry, and a spacious breakfast bar ideal for gatherings. Both bedrooms are generously sized, with the primary suite offering a walk-through closet and ensuite bath and the second bedroom with space saving built-in Murphy bed! In-suite laundry and AC for the summer months included! Extras include titled underground parking (oversized stall with only one adjacent stall!), a separate storage unit, and bike storage. Located in a vibrant inner-city community, this amenity-rich building features two fully equipped gyms, a tranquil yoga studio, a spin studio, a stunning rooftop patio with city views, car wash and even a dog wash station for your furry companion. Bridgeland is filled with restaurants, shops, parks, coffee shops, grocery stores, all within walking distance, as well as great access to the C-Train station. Whether you're a professional, downsizer, or savvy investor, this stylish and convenient home checks all the boxes. Walkable, livable, and move-in ready—come see what inner-city living can look like!