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507, 88 9 Street NE  
Calgary, Alberta

MLS # A2197415



**\$460,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	637 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Fan Coil, Forced Air, Natural Gas

**Water:** -

**Floors:** Tile, Vinyl

**Sewer:** -

**Roof:** Flat

**Condo Fee:** \$ 461

**Basement:** -

**LLD:** -

**Exterior:** Brick, Concrete

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks

**Inclusions:** None

Welcome to Radius—the ultimate urban luxury experience in Bridgeland, Calgary’s most sought-after neighbourhood, designed for ambitious professionals and couples who want it all. This stunning 2-bed, 2-bath condo isn’t just a place to live; it’s a statement. With unobstructed, jaw-dropping 270-degree views of the Calgary skyline, downtown core, and mountains from the rooftop, you’ll be treated to some of the best views in the city. Inside, fresh custom paint throughout and a modern, stylish interior featuring LVP flooring, quartz countertops, and custom cabinetry create a seamless design. The 9’ ceilings flood the space with natural light, bringing the best of both style and function. Custom cabinetry in the living room and laundry closet provides extra storage and organization, making every inch of this space both beautiful and functional. The gourmet kitchen is a showstopper, equipped with a natural gas range and top-tier Bosch & Fisher & Paykel appliances, perfect for culinary enthusiasts. Speaking of natural gas, the cozy patio offers a BBQ hookup, ideal for grilling while you take in the most epic sunsets in the city. Brand-new dimmer switches throughout allow you to create the perfect mood for any occasion. Plus, with insulated steel and drywall laminated concrete walls, you will never have to worry about noise from unit to unit. You can entertain guests without worrying about disturbing your neighbours—privacy and peace of mind are built right in. But it’s not just about what’s inside—Radius delivers world-class amenities, including four fully equipped gyms (yoga, spin, cardio, weight training, and more), bike storage with a maintenance area for bike, skis and or snowboard, a dog wash station, a car wash bay, concierge service with a secure Amazon package room, and a

brehtaking rooftop patio with fireplaces, a BBQ, and the kind of city views that make Instagram jealous. Situated in the heart of Bridgeland, you'll be just steps from local favourites like Una Pizza, Shiki Menya, Phil & Sebastian's, Lil Empire, Made by Marcus, and the soon-to-open Common Crown Brewery. Experience the vibrant Bridgeland Night Market every Thursday from July to October. The C-Train station is conveniently located at the bottom of the hill, and downtown is only a quick 4-minute drive away. With direct access to scenic river pathways, it's perfect for morning runs or evening strolls. Plus, with easy access to Deerfoot Trail, you're just a 13-minute commute to the airport. This is the perfect blend of luxury, location, and lifestyle. A very dog-friendly building, it's a turn-key home in one of Calgary's most vibrant and walkable communities. If you're a young professional or couple craving a high-end home in an unbeatable location, this is it.