

# \$774,900 - 3, 88 9 Street Ne, Calgary

MLS® #A2262265

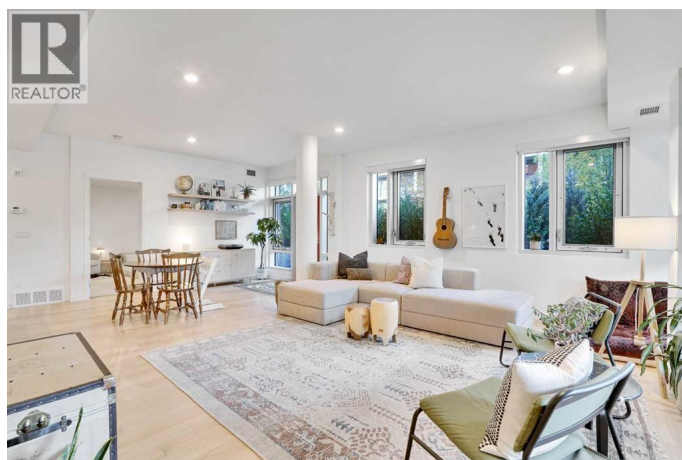
**\$774,900**

2 Bedroom, 2.00 Bathroom, 1,222 sqft

Single Family on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Exceptional opportunity in an ultimate inner-city location. Nestled park side in the heart of Bridgeland, across from Murdoch Park. Like new, corner unit with direct access features a great contemporary vibe. Open concept, spacious rooms and a great covered patio with lovely views of the Park and Downtown. Living is easy in this fresh and bright 2 bedroom plus den with 2 full baths. Enjoy hardwood floors, big beautiful windows, a sunny living room, large dining room and an airy kitchen with plenty of natural light. Upscale kitchen featuring quartz countertops, upgraded appliances, gas stove, pantry and a breakfast bar that comfortably seats four. Enjoy one of the largest patios in the building for your outdoor living space. A soothing color palette throughout creates a sense of balance and harmony. Radius is a concrete building with LEED platinum status offering superb soundproofing and sustainable operating costs. Amenities included in your condo fee are a concierge, a main gym, weight room, package delivery room, yoga studio, spin room, bike and ski workshop, dog wash, car wash bay, incredible roof top terrace with a BBQ area, an outdoor fireplace plus private garden plots. Other notable conveniences include underground parking with two parking stalls and an extra-large storage locker. You will love the vibrant, walkable location, with easy access to plenty of pathways, trails, 10 minute walk to downtown, the Bow River and St Patrick's Island. Inner city at its best;



quiet location, bubbling local restaurant/cafe scene, Farmerâ€™s Market, and shopping. With such a high walking, wheeling, bicycling and transit score it would be a shame to live anywhere else. Bridgeland is proud to be home to some of the best local restaurants and walkable amenities in the city including Shiki Menya, Lil Empire, OEB Breakfast, UNA, Blue Star, Made by Marcus, Village ice cream, Phil & Sebastian, Starbucks, Bridgeland Market, Luke's Drug Mart and Mari bakery. This is inner-city living at its bestâ€”modern comfort, unbeatable location, and a true sense of community. (id:6289)

Built in 2019

**Essential Information**

Listing #	A2262265
Price	\$774,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,222
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	3, 88 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
Province	Alberta
Postal Code	T2E4E1

**Amenities**

Amenities	Park, Playground, Schools, Shopping, Car Wash, Recreation Centre
Features	Other, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Underground

## Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Wine Fridge, Garburator, Microwave Range Hood Combo, Oven - Built-In, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	7

## Exterior

Exterior	Brick, Concrete, Metal
Construction	Poured concrete

## Listing Details

Listing Office	RE/MAX House of Real Estate
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