

# \$460,000 - 609, 88 9 Street Ne, Calgary

MLS® #A2204492

**\$460,000**

2 Bedroom, 2.00 Bathroom, 641 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

\*\*\* Price Reduction \*\*\* Perched on the top floor of a premium building, this stunning condo offers an unparalleled, sweeping view of Calgary that you won't find anywhere else. With nobody above, this unit is truly one-of-a-kind! Situated in the heart of the highly sought-after Bridgeland community, you're just a short walk from the train station, the river, and some of the best local eateries and shops. Enjoy easy access to Deerfoot Trail, making commuting a breeze.

This luxury condo features 9-ft ceilings, high-end finishes, and top-tier appliances from Fisher & Paykel and Bosch, ensuring comfort and style. The open-concept living space flows seamlessly, with a spacious balcony offering a gas line BBQ hookup—perfect for hosting with a view that will take your breath away!

Building amenities are second to none, including two fully-equipped gyms, a dedicated yoga room, and a spin room to support your fitness goals. Residents also have access to a rooftop terrace with fireplaces and BBQs, bike storage, a dog wash station, a car wash bay, and concierge service. Plus, enjoy the convenience of underground parking and a dedicated Spud delivery room for seamless grocery drop-offs.

Families will love the proximity to Riverside School, known for its exceptional alternative science program. And when it's time to



explore, youâ€™ll be walking distance to local favorites like Shiki Menya, Una Pizza and Wine, Mari Bakeshop, Phil & Sebastianâ€™s, Village Ice Cream, OEB Breakfast, Made By Marcus, and more.

This is truly a rare opportunity to live in one of Calgaryâ€™s most vibrant neighborhoodsâ€”donâ€™t miss out!

Built in 2019

**Essential Information**

MLS® #	A2204492
Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	641
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	609, 88 9 Street Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4E1

**Amenities**

Amenities	Elevator(s), Secured Parking, Visitor Parking, Bicycle Storage, Community Gardens, Car Wash, Fitness Center, Roof Deck, Storage, Workshop
Parking Spaces	1
Parking	Titled, Underground

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
# of Stories	7

**Exterior**

Exterior Features	BBQ gas line, Balcony
Roof	Flat
Construction	Concrete, Brick
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 21st, 2025
Days on Market	41
Zoning	DC

**Listing Details**

Listing Office	The Real Estate District
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