

\$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), Roof Deck, Secured Parking, Visitor Parking, Bicycle Storage, Community Gardens, Car Wash, Fitness Center, Storage, Workshop |
| Parking Spaces | 1 |
| Parking | Titled, Underground |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 21st, 2025 |
| Days on Market | 49 |
| Zoning | DC |

Listing Details

| | |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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