

\$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, you'll be walking distance to local favorites like Shiki Menya, Una Pizza and Wine, Mari Bakeshop, Phil & Sebastian's, Village Ice Cream, OEB Breakfast, Made By Marcus, and more.

This is truly a rare opportunity to live in one of Calgary's most vibrant neighborhoods—don'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 | 34 |
| Zoning | DC |

Listing Details

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

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