

# \$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	55
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.