

**619, 88 9 Street NE**  
**Calgary, Alberta**

**MLS # A2229357**



**\$410,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	622 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Covered, Enclosed, Owned, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 417
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** California Closets

This sun-soaked one-bedroom, one-bathroom condo is located on the coveted 6th floor of one of Calgary's premier LEED Platinum-certified buildings. This floor is uniquely distinguished by soaring 11-foot ceilings in the main living area, offering an elevated sense of space and light you won't find on other levels. Inside, you'll find a bright and airy open-concept layout with wide-plank flooring and large windows that flood the home with natural light throughout the day. The modern kitchen is beautifully equipped with quartz countertops, high-end Bosch appliances, and streamlined cabinetry, perfect for cooking and entertaining. The spacious bedroom features a custom California Closets walk-through system, providing exceptional storage and organization, and connects to a sleek bathroom with under-cabinet lighting and a deep soaker tub. The dedicated laundry room also includes California Closets custom storage, adding both functionality and style. Step out onto your private balcony to take in community views and enjoy sun-filled mornings or relaxing evenings. Radius offers an unmatched suite of amenities, including a concierge, rooftop terrace with BBQs and firepits, a fully equipped fitness centre, spin and yoga studios, and secure bike storage. Just steps from local cafés, restaurants, parks, the CTrain, and the Bow River pathways, this location delivers the best of inner-city living. Bright, stylish, and perfectly located, this 6th-floor gem is a rare opportunity in one of Calgary's most vibrant communities.