# 304 88 9 Street NE

Calgary | Active | MLS® A2353620

**$599,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2019** | **952.93 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bamber Realty LTD.

# A closer look

Welcome home to Radius by Bucci Developments in the heart of Bridgeland! This bright, 2-bedroom, 2-bathroom condo combines a practical layout, quality finishes, and a great location in one of Calgary’s favourite inner-city spots. As a southeast-facing corner unit and one of the larger two-bedroom layouts in the building, this home offers an easy-living open floor plan with nine-foot ceilings and expansive windows that bring in plenty of sunlight throughout the day. The kitchen is set up right for everyday cooking and entertaining, with quartz countertops, lots of cabinet space, a pantry, and high-end stainless steel appliances including a gas cooktop. It opens directly into a comfortable living and dining area with plenty of room for a dining table and a cozy sectional setup. This main space leads seamlessly out onto your private balcony, giving you a front-row seat to great downtown Calgary skyline views-a nice spot to unwind at the end of the day. The primary bedroom has plenty of space, a generous closet, and a big 5-piece ensuite with a double vanity, quartz countertops, a deep tub, and a separate glass shower. The second bedroom works great for roommates, kids, or a work-from-home setup, right next to the second full bathroom. This unit comes complete with in-suite laundry, extra storage, and a titled heated underground parking stall. Radius has some awesome building features to use, including a rooftop terrace with garden plots and BBQs, a full gym, spin studio, yoga room, dog wash station, and a bike/ski repair bench. Bridgeland itself is a friendly, walkable neighborhood with everything you need right down the street. Grab a bite or a coffee along 1st Avenue, pick up groceries at Bridgeland Market, or head over to Murdoch Park right across the street. The Bow River pathways, St. Patrick’s Island, and the C-Train station are all just a short stroll away, making it super easy to get around the city. It’s a comfortable, easygoing home in a neighborhood you'll love!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353620 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2019 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |

| | |
|---|---|
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 952.93 sq. ft. |
| **Main Level Finished Area:** | 952.93 sq. ft. |
| **Condo Fee:** | $690.90 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Heat, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | Southeast |
| **Floor Location:** | Other |
| **Entry Level:** | 3 |
| **Stories Total:** | 6 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2019 (Age: 7) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 1910069 |
| **Heating:** | Fan Coil, Forced Air, Natural Gas |
| **New Constr.:** | No |
| **Construction Material:** | Brick, Composite Siding, Concrete, Metal Siding |

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|---|---|
| **Structure Type:** | High Rise (5+ stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Parkade, Stall, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northeast |
| **Condo Name:** | Radius |
| **Community:** | Bridgeland/Riverside |
| **Amenities:** | Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Roof Deck, Secured Parking, Storage, Visitor Parking, Workshop |
| **Appliances:** | Dishwasher, Dryer, Electric Oven, Garburator, Gas Cooktop, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| **Inclusions:** | Google Nest Thermostat |
| **Restrictions:** | Restrictive Covenant, Utility Right Of Way |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Living Room · 13' × 12'9" · |
| **Main Floor** | Kitchen · 10'6" × 10' · |
| **Main Floor** | Dining Room · 12' × 9' · |
| **Main Floor** | Bedroom - Primary · 12'9" × 10'9" · |
| **Main Floor** | Walk-In Closet · 5'1" × 4'11" · |
| **Main Floor** | Bedroom · 10'8" × 10'3" · |

| | |
|---|---|
| **Main Floor** | Foyer · 5'10" × 5'3" · |
| **Main Floor** | Laundry · 3'4" × 2'10" · |
| **Main Floor** | Balcony · 13'10" × 3'6" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Double Vanity, High Ceilings, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |
| **Exterior Features:** | Balcony, BBQ gas line |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC |
| **Listed Date:** | Oct 20, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/304-88-9-street-ne-calgary-a2353620/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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