

# \$350,000 - 202, 88 9 Street Ne, Calgary

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MLS® #A2267208

**\$350,000**

1 Bedroom, 1.00 Bathroom, 561 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

\*\*\*OPEN HOUSE Sunday Nov 9th

1-3pm\*\*\*Experience modern urban living without compromise in this like-new suite featuring HIGH CEILINGS with a knockdown finish and an OPEN CONCEPT floor plan. The KITCHEN is equipped with high-end STAINLESS STEEL APPLIANCES, including a BOSCH GAS STOVE, FISHER & PAYKEL FRIDGE, double sinks, dishwasher, QUARTZ COUNTERTOPS, and seating for three at the peninsula. Enjoy EXTRA TALL CABINETS, SOFT-CLOSE HARDWARE, UNDER-COUNTER LED LIGHTING, and a MICROWAVE HOOD FAN.

The LIVING ROOM flows seamlessly to a BALCONY overlooking a GREEN BELT. The PRIMARY BEDROOM features FLOOR-TO-CEILING WINDOWS and a WALK-THROUGH CLOSET leading to a CHEATER ENSUITE with a SOAKER TUB, glass shower, EXTRA CABINETRY FOR STORAGE, QUARTZ COUNTERTOP, and LED LIGHTING. Additional highlights include a STACKED WASHER/DRYER (WHIRLPOOL) and a SPACIOUS ENTRY AREA with room for a DESK OR HOME OFFICE.

Residents enjoy AMENITIES GALORE, including TWO GYMS, a PET SALON, a FANTASTIC ROOFTOP PATIO, SPIN ROOM, YOGA ROOM, STORAGE LOCKER, BIKE ROOM, TUNE-UP ROOM for bikes, skis, or snowboards, and a CAR WASH.



All this is located in a LEED-CERTIFIED BUILDING, just steps from PARKS, SHOPPING, DOWNTOWN, and RESTAURANTS in the vibrant community of BRIDGELAND. Enjoy a CAREFREE URBAN LIFESTYLE or take advantage of the EXCELLENT INVESTMENT POTENTIAL as a landlord.

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2267208          |
| Price          | \$350,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 561               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 202, 88 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4E1              |

**Amenities**

|                |                                                                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Other, Parking, Picnic Area, Recreation Facilities, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking, Car Wash, Roof Deck, Service Elevator(s), Workshop |
| Parking Spaces | 1                                                                                                                                                                                      |
| Parking        | Titled, Underground, Guest, Owned                                                                                                                                                      |

Interior

|                   |                              |
|-------------------|------------------------------|
| Interior Features | Built-in Features, Double V  |
|                   | Floorplan, Recessed Lighting |
|                   | Stone Counters, Low Flow Pl  |
| Appliances        | Central Air Conditioner, Dis |
|                   | Microwave Hood Fan, Refr     |
|                   | Coverings                    |
| Heating           | Fan Coil                     |
| Cooling           | Central Air                  |
| # of Stories      | 6                            |



Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Built-in Barbecue, Courtyard, |
| Roof              | Asphalt Shingle               |
| Construction      | Composite Siding, Concrete    |
| Foundation        | Poured Concrete               |

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 3                  |
| Zoning         | DC                 |

Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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