

# \$449,900 - 123, 88 9 Street Ne, Calgary

MLS® #A2263630

**\$449,900**

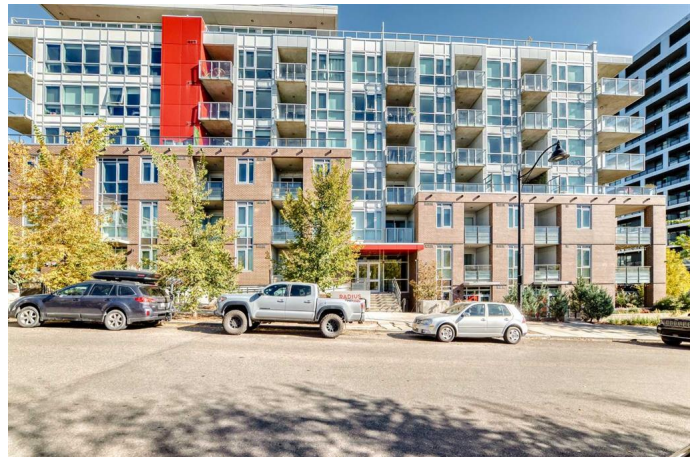
2 Bedroom, 2.00 Bathroom, 689 sqft  
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to urban living at its best! This beautifully designed 2 bedroom, 2 bathroom ground-floor unit offers exceptional indoor-outdoor flow with two oversized patios—perfect for entertaining, relaxing, or giving your pet room to roam. Enjoy the convenience of your own private entrance, making this home feel more like a townhouse than a condo.

Inside, you'll find a bright and open floor plan with large windows that flood the space with natural light. The modern kitchen features sleek finishes, ample cabinetry, and a spacious breakfast bar ideal for gatherings. Both bedrooms are generously sized, with the primary suite offering a walk-through closet and ensuite bath and the second bedroom with space saving built-in Murphy bed! In-suite laundry and AC for the summer months included! Extras include titled underground parking (oversized stall with only one adjacent stall!), a separate storage unit, and bike storage.

Located in a vibrant inner-city community, this amenity-rich building features two fully equipped gyms, a tranquil yoga studio, a spin studio, a stunning rooftop patio with city views, car wash and even a dog wash station for your furry companion. Bridgeland is filled with restaurants, shops, parks, coffee shops, grocery stores, all within walking distance, as well as great access to the C-Train station.



Whether you're a professional, downsizer, or savvy investor, this stylish and convenient home checks all the boxes. Walkable, livable, and move-in ready”come see what inner-city living can look like!

Built in 2019

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2263630          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 689               |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 123, 88 9 Street Ne  |
| Subdivision | Bridgeland/Riverside |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2E 4E1              |

**Amenities**

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Other, Parking, Secured Parking |
| Parking Spaces | 1                                                            |
| Parking        | Parkade, Titled, Underground, Secured                        |

**Interior**

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,   |

|              |                         |
|--------------|-------------------------|
|              | Washer, Garburator      |
| Heating      | Forced Air, Natural Gas |
| Cooling      | Central Air             |
| # of Stories | 7                       |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | BBQ gas line, Private Entrance |
| Construction      | Brick, Concrete                |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 7                  |
| Zoning         | DC                 |

### Listing Details

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

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