

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

MLS® #A2263630

**\$449,900**

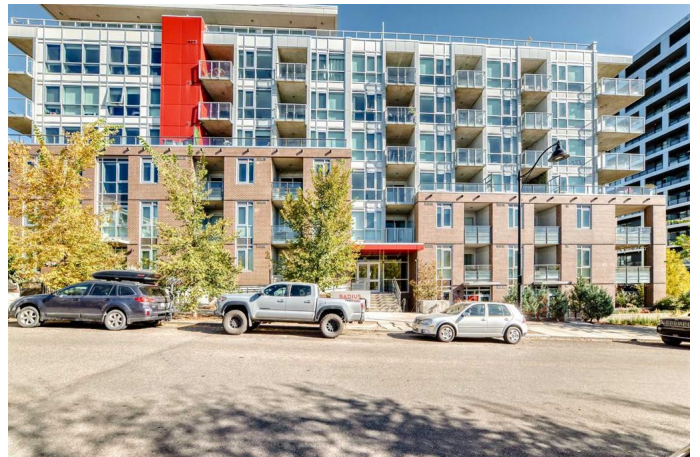
2 Bedroom, 2.00 Bathroom, 689 sqft  
Residential on 0.00 Acres

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 | 13                 |
| Zoning         | DC                 |

### Listing Details

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

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.