

309, 880 Centre Avenue NE  
Calgary, Alberta

MLS # A2232629



## \$408,900

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, See Remarks		

**Inclusions:** none

Welcome to this beautifully updated third-floor condo in the vibrant community of Bridgeland. Featuring 9' ceilings and stylish new flooring, this spacious home offers both comfort and modern touches. Fresh paint, upgraded window coverings, new washer and dryer and smart lighting elevate the living experience. The open-concept layout includes a generous primary bedroom with an ensuite bathroom and a second bedroom ideal for kids, guests or a home office. Step outside to a peaceful courtyard view, perfect for morning coffee or unwinding after a long day. Enjoy the convenience of underground parking, additional storage and secure visitor parking. Located just steps from a large park and a short stroll to Bridgeland's popular shops, restaurants and cafes. Commuting is a breeze with quick access to downtown and major roadways. This move-in ready home is the perfect blend of urban living and everyday comfort.