

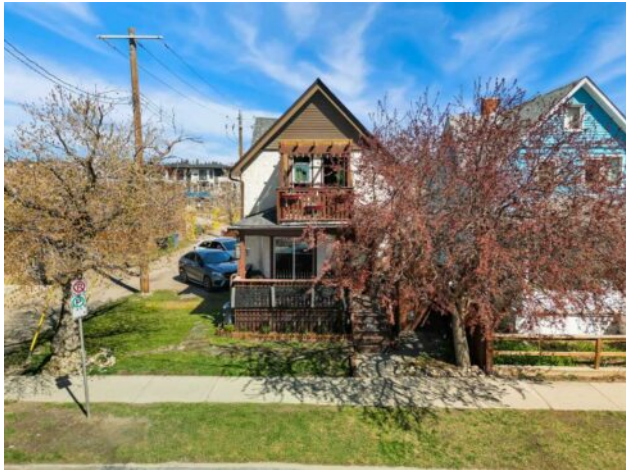


**GRASSROOTS**  
REALTY GROUP

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**1026 Centre Avenue NE**  
**Calgary, Alberta**

**MLS # A2215052**



**\$759,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,440 sq.ft.	<b>Age:</b>	1912 (113 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Combination	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters		

**Inclusions:** Second Refrigerator & Stove in the basement.

Prime Bridgeland LOT 37x128FT DC ZONED - Ideal for Developers, Investors & Homeowners Alike!! Set on a private lot in the heart of desirable Bridgeland, this charming home offers endless potential for buyers looking to get into one of Calgary's most vibrant inner-city neighborhoods. With over 2,000 sq ft of total developed space, including an upper-level suite (illegal), this property is a solid opportunity in a location that can't be beat! The open concept main floor features a living room, dining area, den/office, kitchen with updated stainless steel appliances, a 2-piece bathroom, and convenient main floor laundry. The basement is developed with a spacious family room, wet bar w/bar fridge, a bedroom and a 4-piece bathroom - perfect for additional living or entertaining space. Upstairs, you'll find a self contained (illegal) suite, complete with its own kitchenette, one bedroom, 4-piece bathroom, and access to a private deck facing the front - ideal for guests, rental potential, or multi-generational living. Outside, the backyard offers a surprising amount of space, including a huge vegetable garden, flower beds, a fire pit, alley access, and a 1.5-car garage. The property also includes private property parking for three vehicles in the west side. The back deck completes the outdoor living. ADDITIONAL HIGHLIGHTS: a two-minute walk to the #90 bus (just down the alley), a five-minute walk to the Bridgeland train station, and beautiful hardwood flooring throughout. Just steps away from Schools, and fantastic amenities including the Bridgeland Market, Marc's Ice Cream, Starbucks, Five Star, 7-Eleven, the community centre, and Second Cup you will always have something to do. Don't forget to take advantage of the bike paths and many green spaces and off-leash dog parks. Plus, it's only minutes to downtown, the Calgary Zoo, and the TELUS Spark Science Centre.

Don't miss your chance to own in one of Calgary's most beloved communities. Whether you're thinking of building, investing, or moving right in, this property is the one you've been waiting for!