



**GRASSROOTS**  
REALTY GROUP

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106, 990 Centre Avenue NE  
Calgary, Alberta

MLS # A2218406



**\$585,000**

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,487 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 1,254
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

Inclusions: Door fobs

Live Where Calgary Comes Alive &mdash; Bold. Bright. Bridgeland. ((HONEY STOP THE CAR)) Step into the heart of Bridgeland and experience a rare offering: 1,487 square feet of stylish, urban sophistication just minutes from downtown Calgary. This two-level condo offers the perfect blend of city energy and small-town charm &mdash; right in Calgary's most walkable, ice-cream-loving neighborhood. The open-concept main floor is designed to impress, with street-level access, a covered patio, and sun-drenched interiors thanks to an abundance of oversized windows. Entertain with ease in the elegant living room with a fireplace, serve dinner in the spacious dining area, and cook like a pro in a kitchen complete with walk-in pantry and full-sized laundry room tucked discreetly away. Upstairs, retreat to two generously sized bedrooms. The primary suite is a true sanctuary, boasting its own private balcony, luxurious ensuite, and built-in air conditioning for year-round comfort. Step outside and you're only moments from Murdoch Park, the local sports court and playground, and the endless charm of Bridgeland's caf&eacute;s, restaurants, and boutiques &mdash; all just steps from your front door. Whether you're sipping a locally brewed pint, catching the skyline at sunset, or taking a stroll with a cone in hand, this is urban living with a soul. Historic charm. Modern design. A lifestyle you won't want to leave. Welcome home to Bridgeland.