



**GRASSROOTS**  
REALTY GROUP

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623, 950 Centre Avenue NE  
Calgary, Alberta

MLS # A2242887



**\$299,999**

|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | Bridgeland/Riverside                        |        |                   |
| Type:     | Residential/High Rise (5+ stories)          |        |                   |
| Style:    | Apartment-Single Level Unit                 |        |                   |
| Size:     | 563 sq.ft.                                  | Age:   | 2007 (18 yrs old) |
| Beds:     | 1   | Baths: | 1                 |
| Garage:   | Heated Garage, Parkade, Titled, Underground |        |                   |
| Lot Size: | -   |        |                   |
| Lot Feat: | -   |        |                   |

|             |  |            |                 |
|-------------|--|------------|-----------------|
| Heating:    | Baseboard  | Water:     | -               |
| Floors:     | Carpet, Hardwood, Tile   | Sewer:     | -               |
| Roof:       | -  | Condo Fee: | \$ 479          |
| Basement:   | -  | LLD:       | -               |
| Exterior:   | Brick, Concrete  | Zoning:    | DC (pre 1P2007) |
| Foundation: | -  | Utilities: | -               |
| Features:   | Built-in Features, Ceiling Fan(s), Stone Counters, Walk-In Closet(s) |            |                 |

Inclusions: N/A

Rare & fabulous opportunity to own on the TOP floor! In the highly sought after community of Bridgeland, this bright open-concept unit has all of what you need and more! Offering 10ft ceilings, large windows throughout, a functional kitchen with maple cabinetry, stainless steel appliances- including a gas stove, stone granite counter-tops, and a mini-island eat up breakfast bar. FEATURES: custom built-in cabinet & shelving to large walk-in closet & bathroom | Gas BBQ-Hook Up | In-suite Laundry | AC Unit-as is, buyer credit option available | Hardwood floors |. Prime top floor location of a concrete building, and with incredible west-facing views of Calgary Downtown and Murdoch Park. The heated, titled, underground parkade also has a car wash bay, secured bike storage, and an assigned storage unit for all your extra personal belongings. Situated in an established vibrant neighborhood, rich with greenery, nearby eateries, coffee shops, boutique retailers, and Health & Wellness options! Quick access to Memorial Drive, Edmonton Trail, 16th Ave/TransCanada Highway, Deerfoot Trail, and steps to super convenient public transit! Be sure to checkout the virtual tour, don't delay, and book your private showing today!