



GRASSROOTS
REALTY GROUP

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309, 880 Centre Avenue NE
Calgary, Alberta

MLS # A2244374



\$388,900

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 698
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows		
Inclusions:	N/A		

Open House: Saturday, August 2, and Sunday, August 3, from 12:00 PM to 2:00 PM Imagine starting your mornings in this sunlit Bridgeland condo, where 9' ceilings and premium vinyl plank flooring create a modern, airy feel. Step onto your private balcony with a coffee in hand, overlooking the peaceful courtyard—complete with a natural gas line for effortless summer grilling. Inside, the open-concept layout flows easily with a smart lighting system that adapts to your lifestyle. The spacious primary suite is your personal retreat, and the second bedroom is perfect as a home office, cozy nursery, or guest room. Evenings and weekends are a breeze. Prepare dinner in your stylish kitchen, unwind on your balcony, or take a short stroll to one of Bridgeland's beloved cafés and restaurants. A nearby park becomes your backyard—ideal for a run, playtime, or simply soaking in the sun. Comfort and convenience are built in with heated underground parking, secure storage, visitor stalls, and air-conditioned building hallways. Quick access to downtown and major roadways makes commuting effortless. This isn't just a condo—it's the lifestyle you've been looking for. Come see for yourself this weekend!