



**GRASSROOTS**  
REALTY GROUP

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301, 880 Centre Avenue NE  
Calgary, Alberta

MLS # A2251287



**\$275,000**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	525 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 452
Basement:	-	LLD:	-
Exterior:	Brick, Veneer, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Tile Counters, Vinyl Windows		

**Inclusions:** Shoe storage in hallway

Attention investors & first-time buyers! Welcome to this beautifully maintained 1bed/1bath condo in the sought-after Bella Citta building, located in the heart of Bridgeland—one of Calgary’s most vibrant inner-city communities. Enjoy breathtaking south-facing views of the downtown skyline and Murdoch Park (formerly the site of the General Hospital) right from your private, quiet balcony—perfect for morning coffee or evening drinks. The balcony also features a BBQ hookup for easy outdoor entertaining. This thoughtfully designed unit offers 525sq ft of open-concept living space and offers high-end laminate flooring throughout the living, dining and bedroom areas; durable ceramic tile in the kitchen, hallway and bathroom. The 4-piece bathroom and convenient stacked washer/dryer are tucked away down the hall for privacy. It has central air conditioning, a single assigned parking stall in the underground parkade, storage locker and bike storage. The Bella Citta is pet-friendly (maximum 1 cat or dog up to 14 kg/30 lbs with Board approval). Live the Bridgeland lifestyle—home to a variety of unique boutiques, trendy cafes, renowned restaurants, distilleries and ice cream parlours, just a block away. Murdoch Park features a sports field, skating rink in the winter, and a lively community centre—a true hub of activity. With easy access to Memorial Drive and downtown, this condo offers both comfort and convenience. Don’t miss your chance to find your new home in one of Calgary’s most desirable neighborhoods! Give your favourite REALTOR a call today. Don’t forget to check out the 3D tour!