



**GRASSROOTS**  
REALTY GROUP

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512, 990 Centre Avenue NE  
Calgary, Alberta

MLS # A2252033



**\$324,800**

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	636 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Hardwood, Tile
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Closet Organizers

Water:	-
Sewer:	-
Condo Fee:	\$ 538
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to Pontefino II - a stylish inner-city apartment nestled in the heart of one of Calgary's most sought-after neighborhoods! This bright and beautifully positioned unit boasts sunny south-facing exposure, overlooking a serene park with stunning downtown and mountain views. Step out onto the spacious balcony, the perfect spot to relax and take in the cityscape. Inside, you'll find a thoughtfully designed layout with high ceilings and laminate flooring throughout the main living area. The open-concept kitchen features full-height cabinetry and a large island, ideal for both entertaining and everyday living. The primary bedroom offers exceptional functionality with a custom built-in organizer and bedframe, plus direct access to the 4-piece bathroom through a dual-sided closet for added convenience. Enjoy the best of urban living just steps from Calgary's trendiest spots, including Shiki Menya, Blue Star Diner, OEB, Bike and Brew, Village Ice Cream, and more! Only a 5-minute bike ride to the Downtown Core and the Bow River Pathway system, this is city living at its finest. Don't miss this incredible opportunity. Call your favorite realtor to book a private viewing today!