



GRASSROOTS
REALTY GROUP

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628, 990 Centre Avenue NE
Calgary, Alberta

MLS # A2263144



\$325,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	682 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Breakfast Bar, Elevator, High Ceilings, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	\$ 578
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

BACK ON THE MARKET DUE TO BUYER FINANCING. Welcome to Pontefino II in the desirable inner-city neighborhood of Bridgeland. This sophisticated concrete condo sits across from Murdoc Park and is just steps away from some of Calgary's best restaurants, cafés, and shops, with quick access to the river pathways and downtown by foot, bike, or car. This top floor corner unit is flooded with natural light thanks to soaring 10 ft ceilings, expansive windows, and unobstructed eastern views that capture beautiful morning sunrises. The main living area has been updated with luxury vinyl plank flooring and features a cozy gas fireplace, a defined dining space, and access to a large private balcony. The unit offers two bedrooms and one full bathroom, with the second bedroom best suited as a den or guest room. The bathroom can be conveniently accessed from both the primary bedroom and the main hallway. Additional features include in-suite laundry, a titled underground parking stall, an assigned storage locker, and access to visitor parking and a convenient car wash bay in the secure parkade. This is a rare opportunity to own a bright, top floor corner condo in one of Calgary's most vibrant inner-city communities. Book your showing today!