

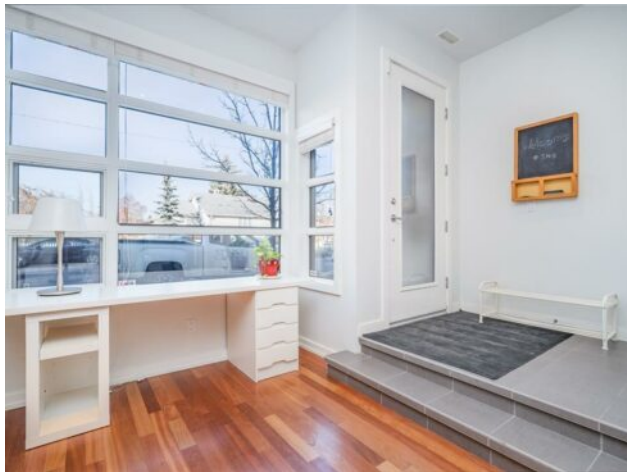


GRASSROOTS
REALTY GROUP

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1029 1 Avenue NE
Calgary, Alberta

MLS # A2280451



\$700,000

Division:	Bridgeland/Riverside		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,998 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Heated Garage, Parkade, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	Level, Low Maintenance Landscape, Views		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,084
Basement:	None	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NONE

HOME SWEET HOME! LIVE, WORK and THRIVE IN THE HEART OF BRIDGELAND! Discover the perfect blend of urban living and professional functionality in this exceptional multi-level live/work condo at The Olive, situated in the vibrant and sought-after community of Bridgeland. Ideal for entrepreneurs, creatives, or anyone seeking the convenience of combining home and office in one stylish space. The main 2 levels offers a contemporary commercial/office space and a 2-piece bathroom, perfect for welcoming clients or hosting collaborative meetings. Upstairs, the second level boasts a gourmet kitchen, a versatile office/den/bedroom, another 2-piece bath, and a sophisticated living space complete with a gas fireplace and a charming Romeo and Juliet balcony. The third floor features two generously sized bedrooms (or additional office spaces), a luxurious 5-piece bathroom with a soaker tub, walk-in shower, and double vanity, plus a private balcony. Step outside to your spacious rooftop patio, ideal for entertaining or enjoying the city skyline. Additional perks include two underground parking stalls and a large storage locker (12'x7'). With a registered size of 1,991 sq ft, this unit offers both comfort and flexibility. Experience Bridgeland's unmatched lifestyle, just steps from trendy boutiques, artisanal cafes, acclaimed restaurants, river pathways, and easy access to the LRT. Whether you keep the current tenant or move in yourself, this property is ready to accommodate your vision. Live, work, and enjoy all that Bridgeland has to offer, book your private tour today! There is a 2 year tenant that is open to staying or it can be sold vacant if preferred.