



**403, 830 Centre Avenue NE
Calgary, Alberta**

MLS # A2291435



\$350,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	752 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 630
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home		

Inclusions: Wardrobe in Den

Welcome to Bella Citta! This top floor unit with unobstructed downtown views is located in an impeccably maintained building in the heart of Bridgeland. Enjoy granite tile counters, stainless steel appliances, full size pantry, with a separate dining area and spacious living room featuring upgraded flooring, gas fireplace and in suite laundry. Large master with walk-through ensuite which features an over-sized soaker tub, upgraded shower and sink faucets. Need more space? Use the den as an office, guest bedroom, or extra storage for your bike or workout equipment. Professionally completed upgrades include: high-profile baseboards, top of the line laminate (with board approved underlay), wardrobe in den and built-in closet organizers. Located within walking distance to shops, services and trendy restaurants. LRT is close and convenient. This is the best unit in the complex! Complete with underground parking and a storage unit. Clean and well maintained. One of a kind! You will take pride in calling this place home.