



**406, 830 Centre Avenue NE
Calgary, Alberta**

MLS # A2292642



\$440,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	932 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 798
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings		

Inclusions: N/A

Top-floor end unit with unobstructed downtown views in the heart of Bridgeland. This quiet and secure 2 bedroom, 2 bathroom plus den condo offers the perfect blend of style, function, and location. With no one living above you, enjoy added privacy and natural light throughout the bright, open floor plan. Hardwood floors run through the main living spaces, while the kitchen features granite countertops, ample cabinetry, a breakfast bar, pantry, and stainless steel appliances including a new dishwasher. The den with French doors provides an ideal home office or flexible bonus space. The open concept living and dining room includes a cozy corner gas fireplace and a west-facing balcony with stunning city views. The two spacious bedrooms are located on opposite sides of the unit, ideal for privacy. The generous primary suite features a walk-through closet and 4-piece ensuite, while the second bedroom sits conveniently beside the main 4-piece bath. Additional features include in-suite laundry with full-size washer and dryer, assigned parking and storage locker in the secure heated parkade, and pet-friendly bylaws with board approval. Located steps to Bridgeland's best restaurants, cafes, shops, the C-Train, river pathways, and more, this home offers the ultimate inner-city lifestyle.