



**425, 910 Centre Avenue NE
Calgary, Alberta**

MLS # A2297921



\$275,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	480 sq.ft.	Age:	2008 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 425
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stunning 1-bedroom condo in the highly desirable Pontefino I complex, ideally located in the heart of Bridgeland. This well built CONCRETE building offers superior sound insulation and long term durability. Inside, you'll find high ceilings and large west-facing windows that flood the open concept living space with natural light throughout the day. The thoughtfully designed galley kitchen features sleek black appliances, a breakfast bar, plenty of storage & prep space, & seamless flow into the spacious living area, perfect for both entertaining & everyday living. The generously sized primary bedroom includes dual closets & convenient cheater access to the main bathroom. Additional highlights include in-suite laundry & a large private balcony with beautiful west-facing views & a gas line for bbq. This condo checks all the boxes with titled underground parking, an assigned storage locker, & secure bike storage. Located just steps from Bridgeland's vibrant amenities including local cafes, restaurants, & boutique shops; you'll also love the large park right across the street and easy access to the Bow River pathway system for walking and cycling. Walk to the LRT station (just 600m away) & enjoy a quick & convenient commute to downtown. Don't miss your chance to own an affordable first home in one of Calgary's most sought-after inner-city communities!