



**232, 990 Centre Avenue NE  
Calgary, Alberta**

**MLS # A2302912**



**\$375,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	688 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 578
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

This thoughtfully updated 1-BEDROOM + DEN END-UNIT condo features a fully renovated kitchen with MARBLE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a stylish backsplash, and HARDWOOD FLOORING. Extensive cabinetry provides exceptional storage and functionality. The updated four-piece bathroom offers a clean, modern finish. Located in a SOLID CONCRETE BUILDING, the home provides enhanced soundproofing and long-term durability. With both WEST AND NORTH EXPOSURES OVERLOOKING THE COURTYARD, the space is filled with natural light throughout the day. The OPEN CONCEPT living area is defined by 9-FOOT CEILINGS, contemporary lighting, and a refined feature wall, creating a comfortable setting for both everyday living and entertaining. The spacious primary bedroom includes a large closet and convenient ENSUITE ACCESS, while the den offers a versatile space for a home office or additional storage. Additional convenience includes EN SUITE LAUNDRY. Positioned in the HEART OF BRIDGELAND, directly across from a park that hosts a popular weekly summer farmers’ market, and just a short walk to the C-TRAIN, RIVER PATHWAYS, CAF&Eacute;S, RESTAURANTS, AND FITNESS STUDIOS. Additional features include a HEATED UNDERGROUND TITLED PARKING STALL, secure storage locker, bike storage, visitor parking, and a car wash bay. PET-FRIENDLY with board approval.