

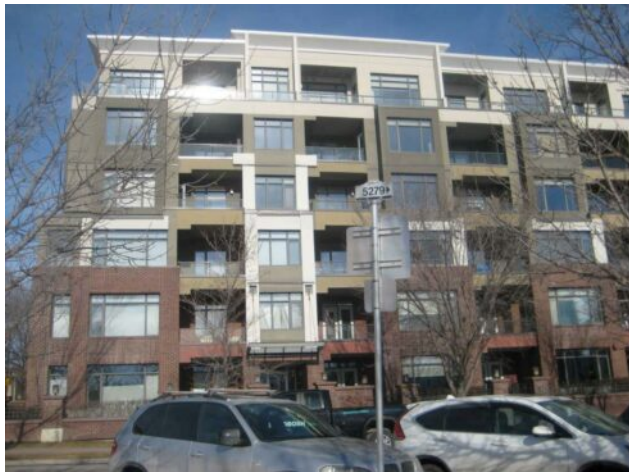


GRASSROOTS
REALTY GROUP

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637, 910 centre Avenue NE
Calgary, Alberta

MLS # A2133998



\$322,000

| | | | |
|-----------|------------------------------------|--------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | High-Rise (5+) | | |
| Size: | 539 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---|------------|--------------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 445 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete | Zoning: | DC, pre 2007 |
| Foundation: | - | Utilities: | - |
| Features: | Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Storage | | |

Inclusions: none

Welcome to this exquisite 1-bedroom Penthouse City Condo nestled within Bridgeland's Pontefino I building. This building faces a wide open park space. This is a Penthouse unit with 14 ft high ceiling. Step into a haven of comfort and style where urban living meets conveniences and charm. As you enter , you will be captivated by the functional lay out that maximized every inch of space. Also the unit comes with a good size balcony .The living room is elegantly appointed and boasted a fireplace , creating the perfect ambiance foe any relaxing evenings .Picture yourself , this Condo offers a spacious master bedroom with a double entrance doors. Two walk-in closets provide ample storage and a convenient walk-through to a beautifully finished 4 pieces bathroom that offers privacy as well as convenience. The kitchen will make cooking fun a and easy with all the appliances close by. this kitchen features a generous island and a cozy breakfast nook, ideal for entertaining guest and whipping up a gourmet meal. Abdundant counterspace and plenty of cabinets to ensure all your kitchen needs are met. For added bonus this unit comes with a stacked in-suite laundry, making daily chord a breeze. Your oversized heated underground parking stall keeps your vehicle secure and sheltered from the elements, plus there's a separate wired cage to store close to your parking spot. This penthouse Condo is in the heart of Bridgeland across from a Hugh open space. You will find yourself just minutes walk from Bridgeland LRT as well as other connivences like, Starbuck and other restaurants and the serene Bow River just steps away. Don't miss out on his exceptional opportunity to live in Bridgeland's Pontrfino building.