



104, 880 Centre Avenue NE
Calgary, Alberta

MLS # A2152431



\$359,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	800 sq.ft.	Age:	2003 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 670
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Inclusions: Portable Window A/C Unit, Wall Mounted TV Rack

****OPEN HOUSE SUNDAY, JULY 28TH @ 1-3 PM** *VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!*** Welcome to your new ground-level sanctuary, a dream come true for those seeking a contemporary lifestyle surrounded by walkable amenities. This 2-bedroom, 1-bath condo offers private street access, eliminating the need to enter through hallways or elevators and enhancing your sense of privacy and convenience. As you step inside, the floor-to-ceiling windows will immediately catch your eye, bathing the open layout in natural light—perfect for hosting gatherings and entertaining, enjoying cozy evenings by the gas fireplace, or simply unwinding. Designed with a mix of hardwood and tile flooring throughout, this unit is entirely carpet-free for a sleek, low-maintenance lifestyle. The large, L-shaped kitchen features a pantry closet for extra storage, 45-inch upper cabinets for all your essentials, and breakfast bar seating for quick bites. The spacious primary bedroom features a custom wood-paneled accent wall and can easily accommodate a king-sized bed. The built-in wooden wardrobe with high gloss sliding doors, custom shelving and drawers provides ample storage. The second bedroom offers versatility, making it ideal for a home office or guest room. The 4-piece Jack-and-Jill bathroom is accessible from both the primary bedroom and the main living area, equipped with a dual flush toilet and a fully tiled tub/shower combo. Additional perks include an in-suite laundry closet with a stacked washer/dryer, an underground storage locker, and an underground parking stall. HEAT & WATER INCLUDED. The building is well-managed and boasts a healthy reserve fund, ensuring peace of mind for residents. Air conditioning can be added if desired, providing additional comfort and flexibility. Located in a prime, walkable

neighbourhood, you're just steps away from top-notch dining options like Una Pizza, Village Ice Cream, Phil & Sebastian Coffee, OEB Breakfast, Shiki Menya, Blue Star Diner, and Lil Empire. Additionally, you're just a few minutes' walk from the Bridgeland Memorial Station LRT. This convenient transit option offers quick access to the downtown core and connects you easily to most areas of the city. This condo combines modern comforts with the ultimate urban convenience. Don't miss your chance to own this exceptional property in an unbeatable location!