



**103, 1010 Centre Avenue NE
Calgary, Alberta**

MLS # A2159618



\$425,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,016 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 679
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: NA

Discover the perfect blend of condo convenience and home-like appeal in this spacious ground-level gem located in the highly sought-after community of Bridgeland. Featuring 2 bedrooms and 2 full bathrooms, including a private ensuite, this condo offers the space and comfort you desire. The expansive, over 1,110 sq ft patio and wide floorplan create an inviting atmosphere that feels more like a house than a traditional condo. With brand-new flooring and fresh paint, the space exudes a welcoming and engaging energy from the moment you enter, reflecting true pride of ownership. The bedrooms are thoughtfully positioned on opposite sides of the unit to maximize privacy, making it ideal for various living arrangements. The outdoor space is extremely rare for a condo, with a patio that spans nearly 35' across the whole width of the condo. With access from both the living space and the primary bedroom, there is not only one, but two separate outdoor living spaces with ample room for plants, entertaining, and endless design opportunities. Additional features are a secure underground parking stall, a storage locker, and a private secure underground bike storage room. Situated just steps from Bridgeland's charming amenities such as the local Bridgeland Market, Phil & Sebastian Coffee Roasters, and Luke's Drug Mart, this property also enjoys proximity to parks, walking and bike paths, restaurants, and convenient access to the river, downtown, and Edmonton Trail. Bridgeland's strong neighborhood feel and well-connected community further enhance the appeal of this exceptional condo, making it the perfect choice for those seeking the ease of condo living with the comfort and feel of a home.