



**201, 1000 Centre Avenue NE
Calgary, Alberta**

MLS # A2188299



\$399,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	970 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage		

Inclusions: n/a

Welcome to this spacious condo in the heart of vibrant Bridgeland. This is a large sqft 2-bedroom, 2-bathroom South Exposure Condo is vacant and ready for new owners. This is a great building close to parks, transit, and amazing food! The spacious open kitchen features granite countertops and an island with seating and open-concept dining and living areas. A cozy gas fireplace anchors the living room, complemented by a south-facing window nook that bathes the space in natural light and private trees it's a great location in the complex. The covered south balcony is complete with a natural gas BBQ hookup for year-round outdoor enjoyment. The split-bedroom layout ensures privacy, with a substantial primary suite that offers direct balcony access and a walk-through double closet to the 5-piece ensuite bathroom featuring a soaker tub, separate shower, and double vanities. The second bedroom is notably larger than typical urban condos, providing flexible space for a home office, guest room, or den. Additional conveniences include in-floor heating throughout, updated blinds (2022), and in-suite laundry. Bella Lusso offers the security of underground parking with one assigned stall, a dedicated storage unit, and secure bike storage. Set on a peaceful, tree-lined street, this well-maintained building provides ample visitor parking and professional management. Bridgeland's charm is at your doorstep – from local cafes and artisanal bakeries to specialty grocery stores and ice cream shops. The neighborhood comes alive with seasonal festivals, night markets, and live music events, all while maintaining its intimate community feel. Bridgeland has amazing parks and vibe creating perfect spots for outdoor recreation. This combination of generous living space, modern amenities, and prime location offers exceptional value in today's market. Schedule your viewing today to

experience this distinctive home firsthand. This is a great condo, sqft and location, and investment. I'd love to show this to anyone interested. Reach out :)