



535, 950 Centre Avenue NE
Calgary, Alberta

MLS # A2190736



\$329,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	706 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Owned, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 566
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: N/A

LARGE 1 BED + DEN | UNDERGROUND STORAGE + PARKING | WALK TO EVERYTHING | Welcome to Pontefino II in Bridgeland - This spacious 1-bedroom + den corner unit is nestled on the quiet 5th floor of a concrete building, right in the heart of historic Bridgeland. This unit features 9ft ceilings throughout, hardwood flooring, massive windows, and all the features one would expect and more in a trendy inner-city condo. Designed for both comfort and convenience, this bright, open-concept layout is ideal for entertaining or simply enjoying an inner-city lifestyle. Large windows flood the space with natural light, creating a welcoming atmosphere. The primary bedroom overlooks the courtyard, providing a peaceful retreat, while the den/flex room is perfect as a home office or guest space. The kitchen features a raised eating bar, timeless ceramic tile backsplash, ample counter space, and a designated dining area. Additional highlights include in-suite laundry, hardwood flooring, a ceramic tile entrance, an updated microwave, and Bosch dishwasher. Relax on your private patio overlooking the courtyard with a gas hookup for your BBQ, or cozy up next to the built-in gas fireplace on cooler evenings. This unit also includes secured bike storage, a storage locker, a car wash, and a titled heated underground parking stall. Step outside and explore all that Bridgeland has to offer—bike or walk to work, and enjoy the vibrant local scene, including UNA Pizza, numerous old-world Italian eateries, the best sushi in town at Zi Pang, Bridgeland Market, and dozens of other incredible spots—truly a foodie’s dream location. All this, just minutes from downtown, the Bridgeland train station, schools, parks, and with quick access to Memorial Drive and Deerfoot Trail. This unit has an amazing long-term tenant who would love to stay if you’re an investor looking for a great unit!