



**404, 1010 Centre Avenue NE  
Calgary, Alberta**

**MLS # A2195437**



**\$429,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	984 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Other, Parkade, Secured		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 656
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Granite Counters, Soaking Tub, Storage		

**Inclusions:** N/A

\* OPEN HOUSE THIS SATURDAY, FEBRUARY 22 12-3PM \* SEE VIDEO \* Experience the best of both worlds&mdash;condo convenience with a home-like feel&mdash;in this spacious, TOP-FLOOR residence in the highly desirable community of Bridgeland. Boasting 2 bedrooms, 2 full bathrooms (private ensuite), plus a separate den, this tastefully designed unit offers both comfort and functionality. What truly sets this condo apart is its expansive layout and an incredible 35' wide patio that spans the full-width of the unit, creating a seamless blend of indoor-outdoor living. The rare outdoor space, accessible from both the living area and the primary bedroom, offers two separate seating areas, ideal for entertaining, or simply unwinding in your own private retreat. Additional features include secure underground parking, a storage locker, and access to a private bike storage room. Nestled in the heart of Bridgeland, this home is just steps from the best local spots, including Bridgeland Market, Starbucks, and the infamous Luke's Drug Mart. Enjoy easy access to parks, walking and biking paths, top-rated restaurants, the Bow River, downtown, and Edmonton Trail&mdash;all while embracing the vibrant, community-driven atmosphere that makes Bridgeland one of the city&rsquo;s most sought-after neighborhoods. If you're looking for the perfect balance of low-maintenance condo living with the spaciousness and feel of a home, this is the one for you!