



GRASSROOTS
REALTY GROUP

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331, 950 Centre Avenue NE
Calgary, Alberta

MLS # A2210197



\$400,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Radiant	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 727
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Storage		

Inclusions: None

Welcome to this beautifully upgraded 2-bedroom, 2-bathroom apartment offering 870 sq ft of well-designed living space in one of Calgary's most vibrant inner-city communities. Located in The Pontefino II, a concrete building with 9-foot ceilings, this home provides a quiet sense of calm in the heart of the city. Step inside to find new luxury vinyl plank flooring throughout the living and bedroom areas, adding warmth and durability to the space. The primary suite features large West-facing windows, while a walk in closet completes the 4-piece ensuite bathroom. The second bedroom includes a pass-through door to the main bathroom, boasting versatility as a living quarter or an office space. The open-concept living room features a cozy gas fireplace, while the kitchen has been refreshed with a new stove and dishwasher (2023). A new smart stacking washer and dryer (2023) round out the upgrades, providing both style and efficiency with additional storage in the laundry space. Outdoor eating is no problem with the West facing patio which includes a gas hookup for barbeques. The layout is perfect for roommates, couples, or those working from home, with each bedroom offering privacy and ample storage. Enjoy the convenience of titled underground parking with a car wash, bicycle storage, additional secured storage, a serene common area courtyard, and the unbeatable location: right across from the Bridgeland-Riverside Community Association and Murdoch Park, and just a one-minute walk to shops, cafes, and local services. The Bridgeland C-Train station is a short 5-minute stroll away, making downtown commuting effortless. Whether you're a working professional, investor, or someone seeking a lively urban lifestyle, this is an opportunity to own in one of Calgary's most desirable neighborhoods.

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