



**GRASSROOTS**  
REALTY GROUP

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**303, 880 Centre Avenue  
Calgary, Alberta**

**MLS # A2210246**



**\$365,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 681
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Open Floorplan, Storage, Tile Counters		

**Inclusions:** N/A

Welcome to #303 AT BELLA CITT&Agrave;, a stylish and spacious 1 BED + VERSATILE DEN condo offering 827 SQ FT of thoughtfully designed living space in the heart of VIBRANT BRIDGELAND. Located in a PET-FRIENDLY, WELL-MANAGED BUILDING, this home is the perfect blend of comfort, character, and inner-city convenience. Enjoy soaring 9' HIGH CEILINGS, LARGE WINDOWS allowing PLENTY OF NATURAL LIGHT in an impressively SPACIOUS LAYOUT. Anchored by a GAS FIREPLACE WITH BRICK SURROUNDING, you'll love the cozy atmosphere for relaxing or entertaining. The MODERN KITCHEN is both functional and elegant, featuring GRANITE TILE COUNTERTOPS, a FULL SUITE OF STAINLESS-STEEL APPLIANCES, KITCHEN PANTRY, and a BREAKFAST BAR. The PRIMARY BEDROOM INCLUDES CUSTOM CALIFORNIA CLOSETS, while the DEN offers exceptional flexibility &mdash; perfect as a SECOND BEDROOM, HOME OFFICE, GYM, OR CREATIVE STUDIO. You'll appreciate thoughtful touches like HEATED FLOORS, FULL-SIZE IN-SUITE WASHER & DRYER, and PLENTY OF CLOSET SPACE. Step out onto your PRIVATE BALCONY, BLESSED WITH MATURE TREES AND VIEWS OF BRIDGELAND PARK, complete with a NATURAL GAS BBQ HOOKUP. The building also offers HEATED & SECURE UNDERGROUND PARKING, an ADDITIONAL STORAGE UNIT, CAR WASH BAY, and BIKE STORAGE. Building hallways have A/C keeping the hallways and units cool. Location-wise, it doesn't get better: you're DIRECTLY ACROSS FROM UNA PIZZA, VILLAGE ICE CREAM, AND PHIL & SEBASTIAN COFFEE, with OEB BREAKFAST, SHIKI MENYA, BLUE STAR DINER, AND LIL EMPIRE just steps away. Plus, enjoy easy access to PARKS, THE

C-TRAIN, BOW RIVER PATHWAYS, AND DOWNTOWN CALGARY &mdash; all within walking distance! Whether you're a professional, first-time buyer, or investor (option for assumable tenants who would love to stay and have been here for 3+ years) &mdash; this is your opportunity to own a stunning, move-in ready home right in the heart of one of Calgary&rsquo;s most sought-after inner-city communities. DON&rsquo;T MISS OUT &mdash; BOOK YOUR PRIVATE SHOWING TODAY!