

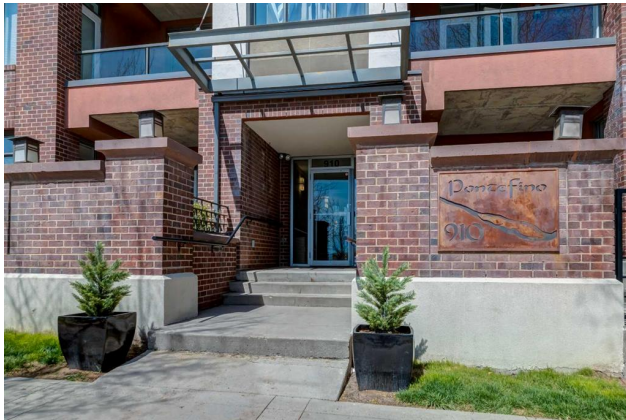


THE
A-TEAM

**RE/MAX
FIRST**

910 CENTRE Avenue #637, Calgary T2E 9C8

MLS® #: **A2109072** Area: **Bridgeland/Riverside** Listing Date: **03/16/24** List Price: **\$325,000**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2004**

Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **538**
Low Sqft:
Ttl Sqft: **538**

DOM

64
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Parkade,Underground**

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s)**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Stucco**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dryer,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Elevator,Pantry,Storage,Wired for Data**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	14`1" x 9`6"	4pc Bathroom	Main	8`7" x 5`6"

Legal/Tax/Financial

Condo Fee: **\$445** Title: **Fee Simple** Zoning: **DC(pre1p2007)**
Fee Freq: **Monthly**

Legal Desc: **0513172**

Remarks

Pub Rmks:	Welcome to this exquisite 1-bedroom inner City Condo nestled within Bridgeland's sought-after Pontefino Building. This is a PENTHOUSE unit with a 11' high ceiling. Step into a haven of comfort and style where urban living meets conveniences and charm. As you enter, you will be captivated by the functional layout that maximizes every inch of space. Also the unit comes with a good size balcony. The living room is elegantly appointed and boasts a cozy fireplace, creating the perfect ambiance for relaxing evenings. Picture yourself . This condo offers a spacious bedroom with a double entrance doors. Two walk-in closets provide ample storage and a convenient walk-through to a beautifully finished 4-piece bathroom, offer both privacy and convenience. The kitchen will make cooking fun and easy, featuring a generous island and cozy breakfast nook - ideal for entertaining guests and whipping up gourmet meals. Abundant counter space and plenty of cabinets ensure that all your kitchen needs are met., and it comes with a fully equipped appliances. For added bonus, the unit comes with in-suite laundry, making daily chores a breeze. your oversized underground heated parking stall keeps your vehicle secure and sheltered from the elements, especially during the cold winter months. Plus there is a separate wire cage storage close to your parking space. This PENTHOUSE CONDO situated in the heart of the trendy Bridgeland neighborhood, you will find yourself just 2 minutes walk from the Bridgeland LRT Station, making commuting a breeze. With Starbucks and other Restaurants and the serene Bow River just steps away, you will find everything you need steps away. And for those who enjoy a stroll downtown Calgary is just easily accessible on foot. Don't miss out on this exceptional opportunity to live in Bridgeland's PONTEFINO Building.
Inclusions: Property Listed By:	Dishes. Tink

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



