

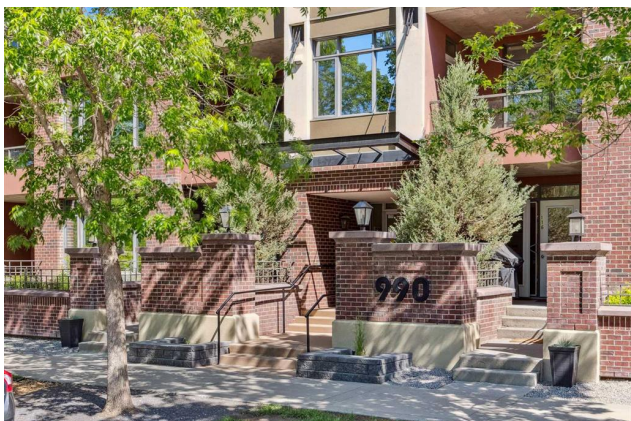


THE
A-TEAM

**RE/MAX
FIRST**

990 CENTRE Avenue #104, Calgary T2E 2M9

MLS® #: **A2142504** Area: **Bridgeland/Riverside** Listing Date: **06/21/24** List Price: **\$379,900**
Status: **Pending** County: **Calgary** Change: **-\$10k, 09-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area
Abv Sqft: **924**
Low Sqft:
Ttl Sqft: **924**

DOM

87
Layout
Beds: **2 (2)**
Baths: **1.5 (1 1)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Heated Garage,Parkade,Titled**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **Breakfast Bar,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	17`6" x 15`7"	Kitchen	Main	11`9" x 8`6"
Bedroom - Primary	Main	13`6" x 12`3"	Walk-In Closet	Main	5`7" x 4`3"
4pc Ensuite bath	Main	10`9" x 5`6"	Bedroom	Main	10`0" x 9`0"
Foyer	Main	5`8" x 4`3"	Laundry	Main	6`2" x 5`7"
2pc Bathroom	Main	5`10" x 2`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$759

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0613711

Remarks

Pub Rmks: **Welcome to this spacious 2-bedroom, 2-bathroom condo in the heart of Bridgeland, offering 925 sq ft of living space! Enjoy a prime location with excellent walkability, public transportation, parks, bike paths, top dining, entertainment options, and modern amenities. Upon entry, you'll be greeted by 9-foot ceilings and an open-concept floor plan, creating a bright and airy atmosphere. The functional kitchen features ample counter space, a large breakfast bar, a separate storage pantry, and a laundry area. The living and dining spaces are perfect for hosting guests, while the primary bedroom boasts natural light, a walk-in closet, and a 4-piece ensuite. Upgrades include laminate flooring, a cozy fireplace, and a private balcony overlooking the inner courtyard. Additional highlights are a spacious second bedroom, A/C, a separate storage unit, and a titled underground parking spot in a secure parkade with visitor parking, bike storage, and a car wash. Seize the opportunity to own a piece of urban charm in one of Calgary's top-rated communities!**

Inclusions: **All window coverings**
Property Listed By: **RE/MAX House of Real Estate**

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





