



THE
A-TEAM

**RE/MAX
FIRST**

910 CENTRE Avenue #101, Calgary T2E 9C7

MLS® #: **A2146966** Area: **Bridgeland/Riverside** Listing Date: **07/10/24** List Price: **\$328,000**
 Status: **Active** County: **Calgary** Change: **-\$27k, 07-Sep** 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: **786**
 Low Sqft:
 Ttl Sqft: **786**

DOM

68
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard, Private Entrance**
 Construction: **Brick, Concrete**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Ceiling Fan(s), Open Floorplan, Stone Counters, Track Lighting, Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Ensuite bath	Main	5`5" x 10`11"	Bedroom - Primary	Main	11`7" x 13`5"
Walk-In Closet	Main	5`10" x 4`3"	Kitchen	Main	9`8" x 10`5"
Laundry	Main	6`3" x 5`7"	Dining Room	Main	7`2" x 8`6"
Living Room	Main	10`0" x 16`9"	2pc Bathroom	Main	4`8" x 4`9"
Bedroom	Main	10`0" x 7`11"	Entrance	Main	5`3" x 5`9"

Legal/Tax/Financial

Condo Fee:
\$585

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0513172**

Remarks

Pub Rmks: **Welcome to the popular "Pontefino" complex in Bridgeland, offering unparalleled urban living. This beautiful and spacious ground-floor condo is just a 5-minute walk to the Bridgeland C-Train station and a 10-minute bike ride along the river pathway to downtown. Minutes away, you'll find the Calgary Zoo, East Village, Fort Calgary, Telus Spark, Stampede grounds, Eau Claire Market, and Prince's Island Park. Enjoy the convenience of coffee shops, cafes, and some of the best breakfast and brunch diners steps from your door. A large park and green space across the street are perfect for exercise and relaxation. The condo features an open floor plan with 9" ceilings, upgraded flooring, in-suite laundry, and a cozy fireplace. The kitchen boasts Corion countertops, a large breakfast bar, a spacious pantry, and ample cabinet space. The living area opens to a large patio with a BBQ gas hook-up, ideal for entertaining guests. The oversized master bedroom is filled with natural light and includes an ensuite and walk-in closet. The second room works well as an office or spare bedroom. The unit comes with a heated underground parking stall, storage locker, bicycle storage, car wash, and ample visitor parking. The concrete frame provides excellent soundproofing, and the keyless-remote front-door ensures controlled and secure entry.. Condo fees includes heat, water/sewage, and gas. Check out the virtual tour and book your private viewing today!**

Inclusions: **N/A**
Property Listed By: **MarketEdge Realty**

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





