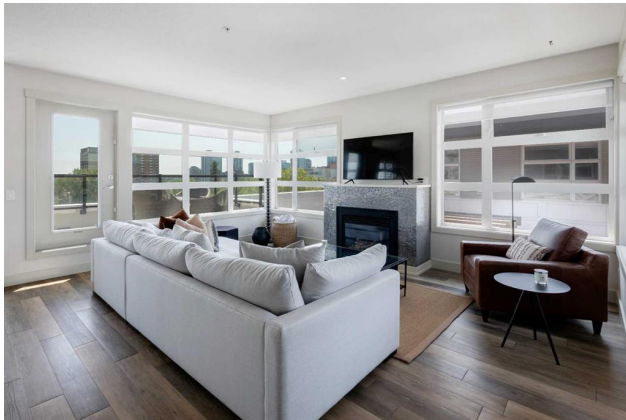


880 CENTRE Avenue #401, Calgary T2E 9C3

MLS® #: **A2149251** Area: **Bridgeland/Riverside** Listing Date: **09/26/24** List Price: **\$535,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,302**
 Low Sqft:
 Ttl Sqft: **1,302**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat:
 Park Feat: **Assigned,Heated Garage,Stall,Underground**

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Garden,Playground**
 Construction: **Brick,Metal Siding**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Garburator,Microwave Hood Fan,Refrigerator,Stove(s),Washer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,French Door,High Ceilings,Open Floorplan,Recessed Lighting,Soaking Tub,Tile Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`10"	5pc Ensuite bath	Main	7`11" x 7`10"
Bedroom	Main	9`0" x 13`0"	Bedroom	Main	19`3" x 9`11"
Dining Room	Main	8`9" x 15`5"	Foyer	Main	6`1" x 8`7"
Kitchen	Main	9`11" x 11`1"	Living Room	Main	18`1" x 14`7"
Laundry	Main	3`0" x 4`1"	Bedroom - Primary	Main	19`1" x 11`6"
Storage	Main	5`6" x 5`4"	Balcony	Main	4`9" x 21`7"
Balcony	Main	10`1" x 4`8"			

Legal/Tax/Financial

Condo Fee:
\$1,088

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0511586**

Remarks

Pub Rmks: **** PENTHOUSE CORNER UNIT ** with fantastic views, over 1,300 sq ft of elegant open concept living space, and assigned UNDERGROUND PARKING & storage! This top floor unit is sure to impress, boasting 3 Bedrooms, 2 with their own private Balcony, 2 full Bathrooms, and in-suite Laundry! Welcoming you inside are soaring ceilings, luxury vinyl plank floors, and a thoughtful layout. The modern Kitchen overlooks the Living Room and Dining Nook, surrounded by walls of windows that let you soak in the stunning 180 degree views. Perfectly-equipped w/ granite tile counters, rich maple cabinetry, SS appliances, and a raised breakfast bar for casual dining and entertaining. The cozy Living Room hosts a gas fireplace w/ beautiful tile & mantle, and a door to the spacious Terrace. Enjoy views of the park, City & gorgeous downtown skyline from the Dining area. The large Primary Suite hosts a 5pc tiled Ensuite w/ dual vanities, an O/S walk-in shower and soaker tub, its own organized Walk-In Closet, and steps out to a private East facing Balcony. The 2nd Bedroom is also large, and has a closet w/ organized shelving. The 3rd Bedroom offers versatility, and has French Doors that usher outside to ANOTHER private Balcony w/ glass railings. This unit also features a full 4-pc Bathroom, and Linen closet w/ utility and built-in shelving. The building is pet friendly, and the assigned heated underground stall includes access to the bike racks and a spray car wash for convenience. There's also no shortage of storage thanks to the full assigned locker. Nestled in an extremely desirable location, at the heart of Bridgeland, close to the C-train station, parks, off leash dog parks, shops, schools, and best restaurants, and just a 5 min drive to Downtown. Schedule your private viewing soon, and don't miss the chance to become the owner of this fabulous condo in one of the most prestigious inner -city neighborhoods!**

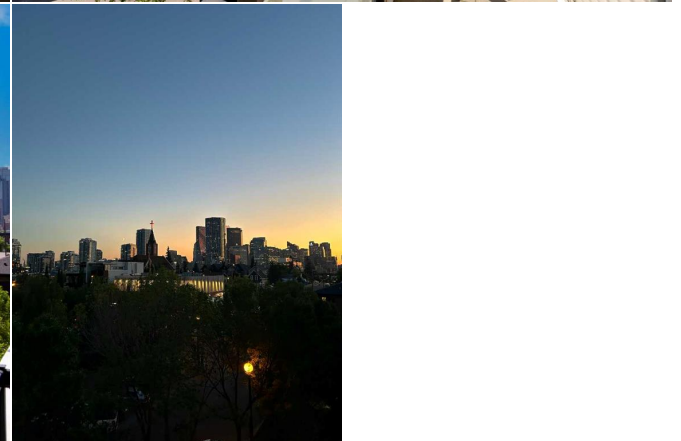
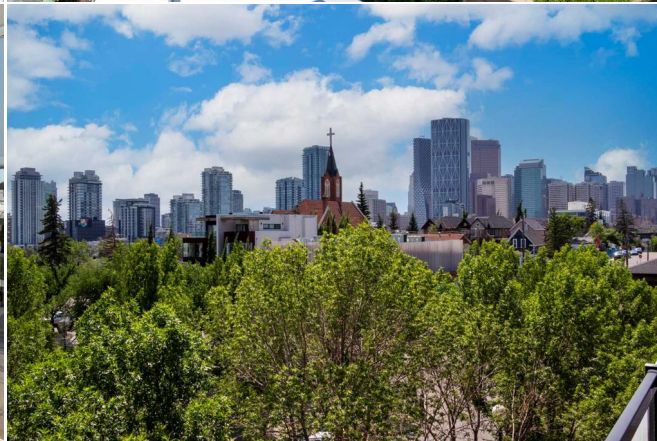
Inclusions:
Property Listed By: **Access Fob(s).**
RE/MAX First

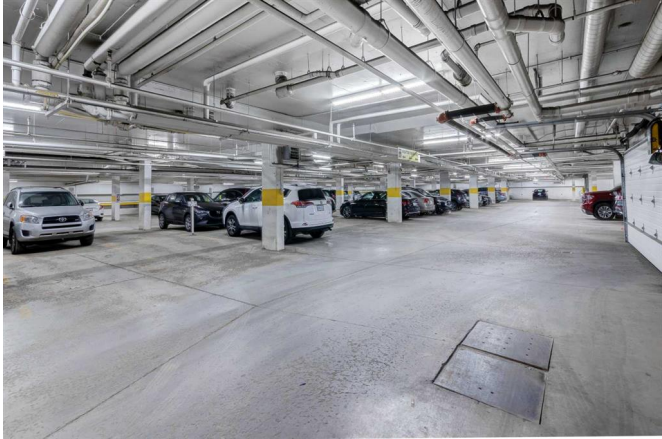
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







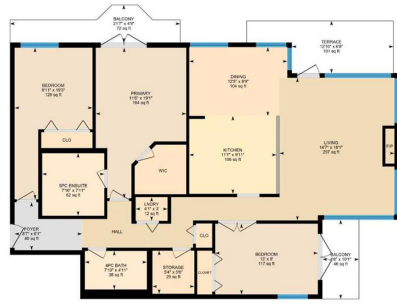






401-880 Centre Ave NE, Calgary, AB

Main Floor Interior Area 1302.46 sq ft



0 4 8
PREPARED 20240110

While regions are excluded from total floor area in GEMSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.