

**910 CENTRE Avenue #437, Calgary T2E0P3**

MLS® #: **A2157477** Area: **Bridgeland/Riverside** Listing Date: **08/14/24** List Price: **\$286,000**  
 Status: **Active** County: **Calgary** Change: **-\$2k, 07-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2005**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

**Parkade, Titled, Underground**

Finished Floor Area

Abv Sqft: **491**  
 Low Sqft:  
 Ttl Sqft: **491**

DOM

**98**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

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

Kitchen Appl: **Built-In Electric Range, Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings**  
 Int Feat: **Breakfast Bar, High Ceilings, Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`0" x 10`10"	Eat in Kitchen	Main	8`1" x 7`5"
Bedroom - Primary	Main	10`1" x 8`10"	Foyer	Main	8`0" x 3`10"
Laundry	Main	2`10" x 2`8"	4pc Bathroom	Main	8`9" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$443** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**  
 Fee Freq:

Monthly

Legal Desc: 0513172

Remarks

Pub Rmks: **Nestled in the heart of Bridgeland, a sought-after inner-city community known for its ideal location and vibrant lifestyle, this 1-bedroom unit in Pontefino 1 offers a fantastic living experience. Enjoy the convenience of being within walking distance to the LRT C-train station, downtown Calgary, the Calgary Zoo, St. George's Island, the pedestrian bridge, and the Bow River with its extensive walking and biking paths. The area is also home to charming shops, cafes, and restaurants, making life here truly lively. The unit itself boasts impressive features, including 9-foot ceilings, a cozy gas corner fireplace, and a fourth-floor location with a private courtyard view and balcony with gas barbecue line. Additional highlights include in-suite laundry, a double closet in the bedroom, a raised eating bar in the galley-style kitchen with full-sized black appliances, laminate hardwood floors, and oak cabinets. Heat and water are included in the reasonable condo fees. The building offers convenient trash shoots on every floor, secure parking, car wash, bike storage, a woodworking station, and visitor parking stalls.**

Inclusions: **NA**  
Property Listed By: **Century 21 Masters**

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





