



THE
A-TEAM

**RE/MAX
FIRST**

950 CENTRE Avenue #115, Calgary T2E0P3

MLS®#: **A2168433** Area: **Bridgeland/Riverside** Listing Date: **09/28/24** List Price: **\$529,900**
Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,265**
Low Sqft:
Ttl Sqft: **1,265**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Heated Garage,Owned,Paved,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Fireplace(s),Hot Water,Natural Gas**
Sewer:
Ext Feat: **Courtyard,Lighting,Playground,Storage**

Construction: **Brick,Concrete,Stucco**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Oven-Built-In,Refrigerator,Washer,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,French Door,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Storage,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`6" x 10`8"
Living Room	Main	15`2" x 12`11"
Office	Second	4`9" x 4`5"
Bedroom - Primary	Second	12`9" x 12`3"
2pc Bathroom	Main	7`10" x 3`0"
4pc Ensuite bath	Second	12`0" x 11`2"

Room	Level	Dimensions
Dining Room	Main	11`10" x 9`8"
Foyer	Main	8`3" x 5`5"
Laundry	Second	12`3" x 6`4"
Bedroom	Second	12`11" x 9`4"
4pc Bathroom	Second	8`6" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$1,008

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0613711**

Remarks

Pub Rmks: **WELCOME to this Gorgeous townhome in the desirable community of Bridgeland overlooking Murdoch Park in the heart of the city. This Trendy and Vibrant home immediately impresses with its comfortable and functional layout. PRIDE OF OWNERSHIP is evident throughout and will impress even the most discernible buyer with its immaculate condition. The main floor plan lets gatherings flow smoothly from the kitchen to the dining room and living room and then out to the SOUTH FACING patio. The main floor features high ceilings, gorgeous HARDWOOD floors, NEW Artisan LPV flooring upstairs, New Carpet on stairs, New Backsplash and Gas Stove. High-end stainless steel appliances, granite counter tops, custom built-in shelving with gas fireplace and an extensive WINDOW PACKAGE drench the interior space with natural light. The second level hosts 2 lavish bedrooms, including a MASTER RETREAT with PRIVATE balcony, walk-in closet and spectacular ensuite with Shower & Soaker Tub. The SECOND BEDROOM features stunning VIEWS of the park and greenspace; it is also generous in size and features its very own PRIVATE ENSUITE. The den/storage area and full-size laundry room complete the upper level. Additional features include Air Conditioning wall units in both bedrooms and on the Main Level, heated underground parking with TWO TITLED parking stalls, separate storage room + bike lockers and large communal parkade wash bay. Close to ALL the shopping that matters most: shops, restaurants, eclectic cafes surrounded by parks and bicycle pathway systems, Calgary Zoo, Telus Spark Centre and downtown. Being so centrally located means that the ONLY "rush" in the morning comes from your Starbucks latte a few strides away..... This is THE Property you won't want to miss!**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

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













