



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**830 CENTRE Avenue #114, Calgary T2E 9C3**

MLS® #: **A2181168**      Area: **Bridgeland/Riverside**      Listing Date: **11/26/24**      List Price: **\$499,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2003**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat: **Other**  
 Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **1,131**  
 Low Sqft:  
 Ttl Sqft: **1,131**

DOM

**25**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Courtyard**

Construction: **Brick, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Open Floorplan, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>13`9" x 10`2"</b>
<b>Nook</b>	<b>Main</b>	<b>9`3" x 6`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`2" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`6" x 11`0"</b>
<b>Laundry</b>	<b>Second</b>	<b>3`0" x 3`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`4" x 8`3"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 2`11"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>7`11" x 7`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>7`9" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$770**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC**

Legal Desc: **0511586**

Remarks

Pub Rmks: **Embrace the vibrant Bridgeland lifestyle at Bella Citta with this beautifully designed 2-storey condo. Freshly painted and featuring a spacious, open floor plan, this home offers 2 bedrooms and 2.5 bathrooms. The main floor boasts a bright living room with a cozy gas fireplace, a well-appointed kitchen with maple cabinets, stainless steel appliances, granite countertops, and a breakfast nook that seamlessly connects to the dining area. Upstairs, you'll find a generous primary bedroom with a luxurious 5-piece ensuite, a second large bedroom, a 4-piece bathroom, and a convenient laundry area. Recent upgrades include new carpets, updated lighting fixtures, newer washer/dryer and dishwasher plus refreshed bathrooms with new toilets and modern vanities. Additional perks include a secure underground parking stall and an assigned storage locker. Situated just steps from Murdoch Park, you'll enjoy access to basketball courts, an ice rink, community events, a soccer field, and an off-leash dog park nearby. Check out the virtual tour or book your private showing today!**

Inclusions: **na**  
Property Listed By: **2% Realty**

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







