

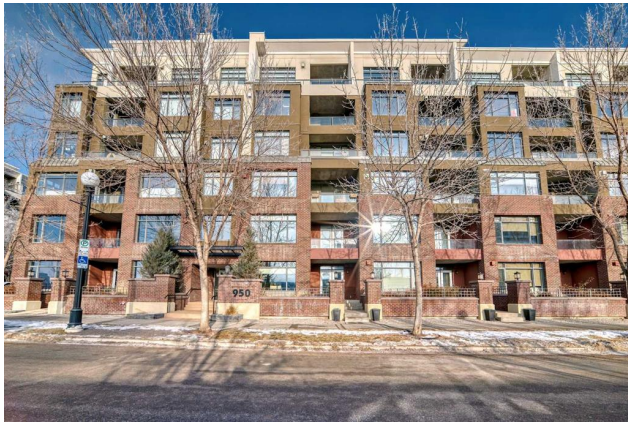


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**950 CENTRE Avenue #435, Calgary T2E 0P3**

MLS® #: **A2183320**      Area: **Bridgeland/Riverside**      Listing Date: **12/13/24**      List Price: **\$329,500**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Underground**

Finished Floor Area

Abv Sqft: **688**  
 Low Sqft:  
 Ttl Sqft: **688**

DOM

**40**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Brick, Concrete**  
 Flooring: **Carpet, Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**  
 Int Feat: **Built-in Features, Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	5`5" x 9`0"	Kitchen	Main	14`0" x 8`11"
Living/Dining Room Combination	Main	16`1" x 14`4"	Office	Main	4`10" x 7`2"
Bedroom - Primary	Main	12`7" x 10`0"	4pc Bathroom	Main	8`8" x 4`11"
Laundry	Main	3`7" x 3`0"			

Legal/Tax/Financial

Condo Fee: **\$566**      Title: **Fee Simple**      Zoning: **DC**

Fee Freq:  
**Monthly**

Legal Desc: **0613711**

Remarks

Pub Rmks: **Open House Wednesday and Thursday January 22 and 23 , 12:00 to 3:00 This 4th Floor Corner Unit is in Pontifino II, a Modern Concrete Building in sought after Bridgeland. Modern decor in an upgraded, well designed unit. Inside, you'll be greeted by a very thoughtfully designed layout that maximizes space (including well organized closet spaces) and functionality. Many upgrades which include: slate tile flooring & back splash, marble vanity, pocket doors which enhance the use of space & additional cabinetry built-ins in Primary bedroom. The living room features a cozy gas fireplace that creates a warm and inviting atmosphere. Large windows w/custom blinds, fireplace w/tile surround & mantle & a covered balcony facing the courtyard. Great finishing includes Wide Base & Casings, Corian counter tops, designer earth tone colors & knockdown spantec ceiling. Balcony boasts interlocking wooden deck tiles. Enjoy heated titled underground parking and large storage locker.,as well the building has 2 elevators. This an ideal condo for any young professional wanting inner city lifestyle in an exclusive Calgary location. Close to downtown,Across from Murdock Park, close to Bridgeland community centre, many fine restaurants,the zoo, bike paths and a short walk to the LRT.**

Inclusions:  
Property Listed By: **na**  
**Royal LePage Mission Real Estate**

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

