



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**880 CENTRE Avenue #105, Calgary T2E 9C3**

MLS® #: **A2186035** Area: **Bridgeland/Riverside** Listing Date: **01/07/25** List Price: **\$310,000**  
Status: **Active** 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:

Access:  
Lot Feat:  
Park Feat:

**Underground**

Utilities and Features

DOM

**25**

Layout

Beds: **1 (1)**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Playground,Private Entrance,Storage**

Construction: **Brick,Wood Frame**  
Flooring: **Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`3" x 11`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`0" x 10`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`9" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 5`5"</b>
<b>Den</b>	<b>Main</b>	<b>5`11" x 7`0"</b>			

Legal/Tax/Financial

Condo Fee: **\$527** Title: **Fee Simple** Zoning: **DC**  
Fee Freq: **Monthly**

Legal Desc: **0511586**

Remarks

Pub Rmks: **Experience the extraordinary in Bridgeland! This 1 bedroom and den has been freshly painted with new floors! Embrace a walkable lifestyle with paths, parks, dog parks, shopping, restaurants as well as public transit (C-train) blocks away. Life is all about the little things that make every moment extraordinary. Imagine spending more time on what truly matters—sledding in the winter, strolling through parks in the summer, and focusing on living rather than chores. This home boasts a private patio perfect for relaxing, direct access/exit for added convenience, a functional layout that optimizes space and furniture placement, ensuite laundry, and sliding doors to your bedroom, a warm inviting fireplace in the living room, a dedicated office space tailored for modern needs, a underground parking stall and storage locker! Call today for your private showing!**

Inclusions: **N/A**  
Property Listed By: **Royal LePage Benchmark**

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





