



THE
A-TEAM

**RE/MAX
FIRST**

830 CENTRE Avenue #114, Calgary T2E 9C3

MLS® #: **A2187794** Area: **Bridgeland/Riverside** Listing Date: **01/15/25** List Price: **\$485,000**
Status: **Active** County: **Calgary** Change: **-\$15k, 24-Jan** 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

17
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
Living Room	Main	13`9" x 10`2"
Nook	Main	9`3" x 6`4"
Bedroom - Primary	Second	12`2" x 11`7"
Bedroom	Second	11`6" x 11`0"
Laundry	Second	3`0" x 3`0"

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

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





