



THE
A-TEAM

**RE/MAX
FIRST**

1000 CENTRE Avenue #201, Calgary T2E9C4

MLS® #: **A2188299** Area: **Bridgeland/Riverside** Listing Date: **01/18/25** List Price: **\$399,900**
 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: **970**
 Low Sqft:
 Ttl Sqft: **970**

DOM

4

Layout

Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage**

Construction: **Brick,Composite Siding,Wood Frame**
 Flooring: **Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home,See Remarks,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`1" x 12`1"	Kitchen	Main	12`3" x 10`2"
Bedroom - Primary	Main	12`9" x 12`3"	Bedroom	Main	12`5" x 8`9"
5pc Ensuite bath	Main		4pc Bathroom	Main	
Dining Room	Main	12`3" x 8`2"			

Legal/Tax/Financial

Condo Fee: **\$651** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0611470**

Remarks

Pub Rmks: **Welcome to this spacious condo in the heart of vibrant Bridgeland. This is a large sqft 2-bedroom, 2-bathroom South Exposure Condo is vacant and ready for new owners. This is a great building close to parks, transit, and amazing food! The spacious open kitchen features granite countertops and an island with seating and open-concept dining and living areas. A cozy gas fireplace anchors the living room, complemented by a south-facing window nook that bathes the space in natural light and private trees it's a great location in the complex. The covered south balcony is complete with a natural gas BBQ hookup for year-round outdoor enjoyment. The split-bedroom layout ensures privacy, with a substantial primary suite that offers direct balcony access and a walk-through double closet to the 5-piece ensuite bathroom featuring a soaker tub, separate shower, and double vanities. The second bedroom is notably larger than typical urban condos, providing flexible space for a home office, guest room, or den. Additional conveniences include in-floor heating throughout, updated blinds (2022), and in-suite laundry. Bella Lusso offers the security of underground parking with one assigned stall, a dedicated storage unit, and secure bike storage. Set on a peaceful, tree-lined street, this well-maintained building provides ample visitor parking and professional management. Bridgeland's charm is at your doorstep - from local cafes and artisanal bakeries to specialty grocery stores and ice cream shops. The neighborhood comes alive with seasonal festivals, night markets, and live music events, all while maintaining its intimate community feel. Bridgeland has amazing parks and vibe creating perfect spots for outdoor recreation. This combination of generous living space, modern amenities, and prime location offers exceptional value in today's market. Schedule your viewing today to experience this distinctive home firsthand. This is a great condo, sqft and location, and investment. I'd love to show this to anyone interested. Reach out :)**

Inclusions: **n/a**
Property Listed By: **Boutique Real Estate Group Inc.**

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











