



THE
A-TEAM

**RE/MAX
FIRST**

1000 CENTRE Avenue #101, Calgary T2E 9C4

MLS® #: **A2196957** Area: **Bridgeland/Riverside** Listing Date: **02/27/25** List Price: **\$375,000**
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:

Finished Floor Area

Abv Sqft: **752**
Low Sqft:
Ttl Sqft: **752**

DOM

1

Layout

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

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Stall,Underground

Utilities and Features

Roof: **Tar/Gravel**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Smoking Home,Vinyl Windows**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$502**
Legal Desc: **0611470**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Remarks

Pub Rmks: **Welcome to Bella Lusso, a well-maintained and professionally managed building nestled on a peaceful, tree-lined street in the heart of Bridgeland. This vibrant neighbourhood is known for its incredible charm, offering local cafes, artisanal bakeries, specialty grocery stores, and ice cream shops right at your doorstep. Enjoy seasonal festivals, night markets, and live music events, all while embracing the intimate community feel that makes Bridgeland so special. This 1-bedroom plus den condo is designed for both comfort and convenience. The spacious kitchen provides ample cupboard space, perfect for those who love to cook. A cozy gas fireplace anchors the living room, while a south-facing window floods the space with natural light. Enjoy in-floor heating throughout and the convenience of in-suite laundry. Bella Lusso also offers the security of underground parking with one assigned stall (#78), a dedicated storage unit (#7), secure bike storage and a car wash bay! With ample visitor parking, professional management, and a location close to parks, transit, and amazing food, this condo is the perfect place to call home. Don't miss your chance to live in one of Calgary's most sought-after communities!**

Inclusions: **Key FOB**
Property Listed By: **CIR Realty**

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







