

106, 990 Centre Avenue NE Calgary, Alberta

MLS # A2256056



\$479,900

| Division: | Bridgeland/Riverside | | |
|-----------|------------------------------------|--------|-------------------|
| Туре: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,487 sq.ft. | Age: | 2006 (19 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Water: Baseboard Floors: Sewer: Carpet, Ceramic Tile, Laminate Roof: Condo Fee: \$ 1.254 **Basement:** LLD: Exterior: Zoning: Brick, Concrete, Stucco DC (pre 1P2007) Foundation: **Utilities:**

Features: Breakfast Bar, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: Primary Bedroom AC

Your Next Move is here in Bridgeland. Step into the heart of Bridgeland and 1,487 square feet of stylish, urban sophistication just minutes from downtown Calgary. This two-level condo offers the perfect blend of city energy and small-town charm — right in Calgary's most walkable, ice-cream-loving neighbourhood. The open-concept main floor is designed to impress, with street-level access, a covered patio, and sun-drenched interiors thanks to an abundance of oversized windows. Entertain with ease in the elegant living room with a fireplace, serve dinner in the spacious dining area, and cook like a pro in a kitchen complete with a walk-in pantry with a Spice Rack. Tucked away discreetly is your full-sized laundry room, offering full-sized machines and storage space. Upstairs, retreat to two generously sized bedrooms. The primary suite is a true sanctuary, boasting its own private balcony, luxurious ensuite, and built-in air conditioning for year-round comfort. Step outside and you're only moments from Murdoch Park, the local sports court and playground, and the endless charm of Bridgeland's cafés, restaurants, and boutiques — all just steps from your front door. Whether you're sipping a locally brewed pint, catching the skyline at sunset, or taking a stroll with a cone in hand, this is urban living with a soul. Historic charm. Modern design. A lifestyle you won't want to leave. Welcome home to Bridgeland.