

**202, 830 Centre Avenue NE  
Calgary, Alberta**

**MLS # A2221773**



**\$529,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 979
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** None

Enjoy all that inner city living has to offer! This outstanding corner unit is situated in a prime location in the vibrant community of Bridgeland. An abundance of large windows fills the spaces with natural light. Turnkey living complete with 2 large bedrooms, 2 full baths, plus a dedicated den/office. Located on both the south and west corners of the building overlooking beautiful Murdoch Park. This original owner unit has been well maintained and nicely updated. The open main living areas offer 2 walls full of windows and houses the kitchen, dining area and living room. The full-sized kitchen features granites countertops, tile floor, ample amounts of cabinetry and stainless-steel appliances. Adjacent dining area with space to easily seat 6-8. The spacious living room is highlighted by the corner gas fireplace and access to the oversized south facing balcony. Convenient den/office is tucked away just off the kitchen & is perfect for a home office set-up. Walk down the hall to the other side of the unit to the generous primary bedroom featuring access to the balcony and a private ensuite bath with relaxing soaker tub & separate shower. The second bedroom & 4-piece bath are ideal for guests. Other highlights include in-suite laundry, speaker wires hidden in the baseboards, assigned secured, heated underground parking stall, and a n assigned storage locker. Hard to beat this premium location! Steps to many eclectic shops and services, restaurants, coffee shops, and specialty grocery stores. Minutes to the C-train station, downtown core, Foothills hospital and SAIT. Enjoy seasonal festivals, night markets, and live music events and outdoor activities all at your doorstep. The perfect blend of enough size to feel like home and the ease of inner city condo living!