

**309, 880 Centre Avenue NE  
Calgary, Alberta**

**MLS # A2244374**



**\$388,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows

**Inclusions:** N/A

Open House: Saturday, August 2, and Sunday, August 3, from 12:00 PM to 2:00 PM Imagine starting your mornings in this sunlit Bridgeland condo, where 9' ceilings and premium vinyl plank flooring create a modern, airy feel. Step onto your private balcony with a coffee in hand, overlooking the peaceful courtyard—complete with a natural gas line for effortless summer grilling. Inside, the open-concept layout flows easily with a smart lighting system that adapts to your lifestyle. The spacious primary suite is your personal retreat, and the second bedroom is perfect as a home office, cozy nursery, or guest room. Evenings and weekends are a breeze. Prepare dinner in your stylish kitchen, unwind on your balcony, or take a short stroll to one of Bridgeland's beloved cafés and restaurants. A nearby park becomes your backyard—ideal for a run, playtime, or simply soaking in the sun. Comfort and convenience are built in with heated underground parking, secure storage, visitor stalls, and air-conditioned building hallways. Quick access to downtown and major roadways makes commuting effortless. This isn't just a condo—it's the lifestyle you've been looking for. Come see for yourself this weekend!