



753 Centre Avenue NE
Calgary, Alberta

MLS # A2302490



\$989,000

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|------------------|----------------------------------|---------------|------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Triplex | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,544 sq.ft. | Age: | 2026 (0 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Enclosed, Single Garage Detached | | |
| Lot Size: | - | | |
| Lot Feat: | Front Yard, Landscaped | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 0 |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Metal Siding , Stucco, Wood Frame | Zoning: | DC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

This thoughtfully designed three-story home offers approximately 2,084 sq. ft. of total living space, combining modern style, functionality, and comfort, ideal for professionals working downtown and small families seeking an active, connected lifestyle. The main floor welcomes you with a bright, open concept layout filled with natural light. The kitchen is both stylish and practical, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island perfect for everyday living or entertaining. The dining and living areas flow seamlessly together, anchored by a striking floor-to-ceiling electric fireplace that adds warmth and character. Engineered flooring runs throughout the main level, creating a clean and modern feel. A convenient half bathroom is also located on the main floor for added functionality. The second level features the primary bedroom and a second bedroom, each with its own private bathroom, offering comfort and privacy for family members or guests. The third level adds valuable flexibility with a bonus room that opens directly onto a private rooftop patio with open views, perfect for a home office, additional living space, or a quiet place to relax and unwind. The bright basement provides additional living space, featuring a bedroom, a full bathroom, and a flexible area ideal for a recreation room, TV space, or home office. A small nook offers the option to create a dedicated desk or study area. A single detached garage is included, along with exterior features such as concrete walkways and wood fencing. The location truly sets this home apart. Bridgeland is one of Calgary's most loved inner-city communities, offering a unique blend of convenience and neighborhood charm. Enjoy easy access to downtown while being surrounded by local cafes, restaurants, small shops, and everyday amenities. Nearby, Bridgeland

Community Centre Playground offers fun for all ages with climbing structures, open green space for picnics, bike paths, and even a popular ice cream shop just steps away making it a favorite destination for families. You're also close to Murdoch Park, the Bridgeland-Riverside Community Hall, and local markets, adding to the vibrant and welcoming atmosphere of the area. With parks, schools, entertainment, and pathways—including access toward the Bow River—this is a community that offers both lifestyle and convenience without the busy downtown feel. This is a rare opportunity to own a townhome in a boutique development in one of Calgary's most desirable inner-city communities.