



GRASSROOTS
REALTY GROUP

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232, 990 Centre Avenue NE
Calgary, Alberta

MLS # A2302912



\$375,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	688 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

This thoughtfully updated 1-BEDROOM + DEN END-UNIT condo features a fully renovated kitchen with MARBLE COUNTERTOPS, STAINLESS STEEL APPLIANCES, a stylish backsplash, and HARDWOOD FLOORING. Extensive cabinetry provides exceptional storage and functionality. The updated four-piece bathroom offers a clean, modern finish. Located in a SOLID CONCRETE BUILDING, the home provides enhanced soundproofing and long-term durability. With both WEST AND NORTH EXPOSURES OVERLOOKING THE COURTYARD, the space is filled with natural light throughout the day. The OPEN CONCEPT living area is defined by 9-FOOT CEILINGS, contemporary lighting, and a refined feature wall, creating a comfortable setting for both everyday living and entertaining. The spacious primary bedroom includes a large closet and convenient ENSUITE ACCESS, while the den offers a versatile space for a home office or additional storage. Additional convenience includes EN SUITE LAUNDRY. Positioned in the HEART OF BRIDGELAND, directly across from a park that hosts a popular weekly summer farmers’ market, and just a short walk to the C-TRAIN, RIVER PATHWAYS, CAFÉS, RESTAURANTS, AND FITNESS STUDIOS. Additional features include a HEATED UNDERGROUND TITLED PARKING STALL, secure storage locker, bike storage, visitor parking, and a car wash bay. PET-FRIENDLY with board approval.