



GRASSROOTS
REALTY GROUP

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753 Centre Avenue NE
Calgary, Alberta

MLS # A2325265



\$919,900

Division:	Bridgeland/Riverside		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,554 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		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, See Remarks	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
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		

Experience elevated inner-city living in this beautifully staged west corner townhome, part of an exclusive boutique development in the heart of Bridgeland/Riverside. Offering approximately 2,084 sq. ft. of total living space, this thoughtfully designed three-storey home blends modern style, functionality, and comfort—ideal for professionals working downtown, couples, or small families seeking an active and connected lifestyle. As the desirable west corner unit, this home benefits from additional natural light, an open feel throughout, direct access from the backyard through the garage entry door, and partial downtown views from the rooftop patio and bonus room side window. The main floor welcomes you with a contemporary open-concept layout designed for both everyday living and entertaining. The stylish kitchen features sleek white cabinetry, quartz countertops, stainless steel appliances, a gas range stove, and a spacious island perfect for gathering with family and friends. The dining and living areas flow seamlessly together, anchored by a striking floor-to-ceiling electric fireplace that adds warmth, character, and a designer touch to the space. Engineered flooring throughout the main level creates a clean and modern aesthetic, while a convenient half bathroom adds everyday functionality. The second level features the spacious primary bedroom and a second bedroom, each with its own private bathroom, providing comfort and privacy for family members, guests, or roommates. The third level offers exceptional flexibility with a bonus room that opens directly onto a private rooftop patio with partial downtown views—an inviting space to unwind, entertain, enjoy summer evenings, or create the perfect home office retreat. The bright basement expands the living space even further and includes a bedroom, full bathroom, and a versatile area ideal for a recreation

room, media space, gym, or home office. A small additional nook provides the perfect opportunity for 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/Riverside is one of Calgary's most sought-after inner-city communities, offering the perfect balance between urban convenience and neighbourhood charm. Enjoy quick access to downtown while being surrounded by local cafés, restaurants, boutique shops, parks, pathways, and everyday amenities. Just steps away, the Bridgeland Community Centre Playground offers fun for all ages with climbing structures, open green space, bike paths, and a popular local ice cream shop nearby. You are also close to Murdoch Park, the Bridgeland-Riverside Community Hall, local markets, and Bow River pathway access, creating an active and vibrant lifestyle right outside your door. This is a rare opportunity to own well designed, self-managed corner townhome in one of Calgary's most desirable inner-city community. Book your private showing today