



GRASSROOTS
REALTY GROUP

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402, 1010 Centre Avenue NE
Calgary, Alberta

MLS # A2326113



\$574,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,210 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 860
Basement:	-	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Keys, Fobs

2 BED AND DEN, 2 BATH TOP-FLOOR CORNER UNIT PENTHOUSE WITH A LARGE WRAP-AROUND BALCONY IN BRIDGELAND. Offering over 1,200 sq. ft. of thoughtfully designed living space in a charming European-style low-rise building, this top-floor penthouse combines exceptional space, privacy, and an unbeatable inner-city location. Positioned away from the elevator for added privacy, this bright corner unit features windows on multiple sides and an expansive wrap-around balcony with 180-degree views over Bridgeland's peaceful streetscape. With multiple seating areas, the outdoor space is perfect for enjoying both sun and shade throughout the day. The open-concept layout is ideal for everyday living and entertaining. The kitchen features stainless steel appliances, granite tile countertops, a breakfast bar, and an oversized walk-in pantry hidden behind a full closet door for exceptional storage. The spacious living and dining areas are anchored by a cozy gas fireplace and filled with natural light from the home's top-floor setting. A thoughtfully designed split-bedroom layout provides outstanding privacy. The oversized primary suite offers room for a sitting area, two generous closets, and a spacious ensuite with dual sinks, a soaker tub, and a separate shower. The second bedroom is also generously sized and is conveniently located beside the second full bathroom. A standout feature of this condo is the oversized enclosed den offering incredible flexibility as a home office, media room, fitness space, hobby room, or potential third bedroom with the addition of a small wall and door (with board approval). This unit includes an assigned underground parking stall with its own semi-private garage-door entrance directly into the building, as well as a private and secure storage locker. Residents of the Bella Lusso building also enjoy a range of amenities, including

bike storage, visitor parking, a convenient underground car wash bay, and a beautifully landscaped outdoor courtyard. Located in the heart of Bridgeland, one of Calgary's most desirable inner-city communities, you're just a short walk to the CTrain, Bow River pathways, downtown, parks, cafés, restaurants, and boutique shops, offering an exceptional blend of urban convenience and neighbourhood charm.