



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

753 Centre Avenue NE
Calgary, Alberta

MLS # A2346372



\$889,000

Division:	Bridgeland/Riverside		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,722 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:	\$ 250
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		

OPEN HOUSE SATURDAY, October 3rd from 2:00 to 4:00 PM. 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 2,325 sq. ft. of total living space, this thoughtfully designed three-storey home blends modern style, functionality, and comfort. As the desirable west corner unit, this home benefits from additional natural light, an open feel throughout, and partial downtown views from the rooftop patio and bonus room side window. Enhanced insulation and sound-control measures between adjoining units and between floors provide added comfort and privacy throughout the home. The main floor features a contemporary open-concept layout ideal for everyday living and entertaining. The stylish kitchen offers sleek white cabinetry, quartz countertops, stainless steel appliances, a gas range, and a spacious island. The dining and living areas flow seamlessly together, highlighted by a striking floor-to-ceiling electric fireplace. Engineered flooring and a convenient half bathroom complete this level. The second level features a spacious primary bedroom with a walk-in closet and private 4-piece ensuite, along with a generous second bedroom offering direct access to a full Jack-and-Jill-style bathroom, conveniently accessible from both the bedroom and hallway. A dedicated laundry area completes this level. The third level offers a versatile bonus room opening directly onto a private rooftop patio—an inviting space to relax, entertain, enjoy summer evenings and partial downtown views, or create a home office retreat. The bright basement adds valuable living space with a bedroom, full bathroom, versatile recreation area, and an additional nook ideal for a desk or study area. A single detached garage, concrete walkways, and wood fencing

complete the property. Bridgeland/Riverside offers an exceptional inner-city lifestyle with quick access to downtown, cafés, restaurants, boutique shops, parks, pathways, schools, transit, and everyday amenities. Nearby are the Bridgeland Community Centre Playground, Murdoch Park, Bridgeland-Riverside Community Hall, local markets, and Bow River pathways. This is a rare opportunity to own a well-designed, self-managed corner townhome in one of Calgary’s most desirable inner-city communities. Book your private showing today!