



GRASSROOTS
REALTY GROUP

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755 Centre Avenue NE
Calgary, Alberta

MLS # A2346373



\$879,000

Division:	Bridgeland/Riverside		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,760 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Enclosed, Garage Door Opener, 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		
Inclusions:	N/A		

Discover contemporary comfort and thoughtful design in this three-storey townhome, part of an exclusive boutique development in sought-after Bridgeland/Riverside. Offering approximately 2,370 sq. ft. of developed living space, this thoughtfully designed middle unit combines functionality with contemporary urban living. 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 functional open-concept layout ideal for everyday living and entertaining. The stylish kitchen showcases elegant white beveled cabinetry extending to the ceiling, quartz countertops, stainless steel appliances, and engineered hardwood flooring throughout the main floor, creating a clean and timeless aesthetic. The inviting living area is anchored by a modern electric fireplace, adding warmth and character to the space. The second level includes a spacious primary bedroom and a second bedroom, along with a dedicated laundry area complete with folding space for added convenience. The primary retreat features a walk-in closet and a beautifully appointed 4-piece ensuite bathroom. The second bedroom offers direct access to a full Jack-and-Jill style bathroom, allowing convenient access from both the bedroom and hallway. The third level offers a versatile bonus room that opens onto a private rooftop patio, creating the perfect indoor-outdoor space for relaxing, entertaining, or enjoying the surrounding inner-city atmosphere. The bright basement adds valuable additional living space and includes a bedroom, full bathroom, and flexible area ideal for a family room, home office, gym, or guest accommodations. Exterior features include a vinyl rooftop deck, concrete walkways and driveway, front landscaping with grass, and a low-maintenance rear finish. A single detached

garage completes this well-designed inner-city home. Immediate possession available. Images provided for illustrative purposes only and may not accurately represent the final design, materials, finishes, or layout. Pictures coming soon!