



GRASSROOTS
REALTY GROUP

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302, 830 Centre Avenue NE
Calgary, Alberta

MLS # A2347618



\$474,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,186 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 979
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions:	N/A
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Welcome to Bella Citta. Positioned perfectly on the south/west corner of the building, this stunning 3rd-floor unit overlooks the green spaces of Murdoch Park while offering sweeping views of the downtown Calgary skyline. Flooded with natural light from two walls of expansive windows, the open-concept main living area is designed for both relaxing and entertaining. It features a cozy corner gas fireplace, a dining area that easily accommodates a table for 6-8, and direct access to the sun-drenched, south-facing balcony. Crucially for a south/west corner unit, brand-new Air Conditioning (installed in 2024) ensures you stay perfectly cool all summer long, complementing the cozy in-floor heating for the winter months. The full-sized kitchen is equipped with granite countertops, stainless steel appliances, tile flooring, and ample cabinetry. Tucked quietly off the kitchen is a dedicated den/office; the ideal setup for remote work without sacrificing a bedroom. Designed with privacy in mind, the generous primary suite is located down the hall, featuring private balcony access and a 4-piece ensuite bath with a deep soaker tub and a separate stand-up shower. A well-appointed second bedroom and adjacent full 4-piece bathroom provide the perfect layout for guests, family, or roommates. This unit comes complete with in-suite laundry, an assigned storage locker, and a secure, heated underground parking stall. Residents of Bella Citta also enjoy premium building amenities, including a car wash bay and secure bike storage. Step outside your door and immerse yourself in one of Calgary's most vibrant, walkable communities. You are directly across from Murdoch Park and the Bridgeland-Riverside Community Association, and just steps from Bridgeland's renowned dining scene, local coffee and ice cream shops, and boutique spa studios. With

immediate access to the Bridgeland LRT station, the Bow River pathways, and the downtown core, this property offers inner-city living at its absolute best.