

**106, 990 Centre Avenue NE**  
**Calgary, Alberta**

**MLS # A2218406**



**\$585,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,487 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,254
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** Door fobs

Live Where Calgary Comes Alive &mdash; Bold. Bright. Bridgeland. ((HONEY STOP THE CAR)) Step into the heart of Bridgeland and experience a rare offering: 1,487 square feet of stylish, urban sophistication just minutes from downtown Calgary. This two-level condo offers the perfect blend of city energy and small-town charm &mdash; right in Calgary's most walkable, ice-cream-loving neighborhood. The open-concept main floor is designed to impress, with street-level access, a covered patio, and sun-drenched interiors thanks to an abundance of oversized windows. Entertain with ease in the elegant living room with a fireplace, serve dinner in the spacious dining area, and cook like a pro in a kitchen complete with walk-in pantry and full-sized laundry room tucked discreetly away. Upstairs, retreat to two generously sized bedrooms. The primary suite is a true sanctuary, boasting its own private balcony, luxurious ensuite, and built-in air conditioning for year-round comfort. Step outside and you're only moments from Murdoch Park, the local sports court and playground, and the endless charm of Bridgeland's caf&eacute;s, restaurants, and boutiques &mdash; all just steps from your front door. Whether you're sipping a locally brewed pint, catching the skyline at sunset, or taking a stroll with a cone in hand, this is urban living with a soul. Historic charm. Modern design. A lifestyle you won't want to leave. Welcome home to Bridgeland.