

**309, 880 Centre Avenue NE**  
**Calgary, Alberta**

**MLS # A2280585**



**\$379,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 698
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Picture your day beginning in this bright Bridgeland condo, where ‘ ceilings and premium vinyl plank flooring set a clean, contemporary tone. Morning light pours in as you step onto your private balcony, coffee in hand, taking in views of the quiet courtyard&mdash;perfectly set up with a natural gas line for easy summer BBQs. Inside, the open-concept design feels effortless, enhanced by a smart lighting system that adjusts seamlessly to how you live. The primary bedroom offers a calm, comfortable retreat at the end of the day, while the second bedroom flexes easily as a home office, nursery, or welcoming guest space. Life here moves at just the right pace. Cook dinner in the stylish kitchen, relax on the balcony, or wander down to one of Bridgeland’s favourite caf’s and restaurants. With a park just steps away, outdoor time is always within reach&mdash;whether it’s a morning jog, playtime, or an afternoon in the sun. Thoughtful conveniences elevate everyday living, including heated underground parking, secure storage, visitor parking, and air-conditioned hallways throughout the building. With quick access to downtown and major routes, getting around the city is simple. More than a place to live, this is where lifestyle and location come together. Come experience it for yourself this weekend.