

**409, 1000 Centre Avenue NE  
Calgary, Alberta**

**MLS # A2295859**



**\$375,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	827 sq.ft.	<b>Age:</b>	2006 (20 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>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 601
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home		

**Inclusions:** NA

Welcome to Bella Lusso, home to one of the most desirable open-concept floorplans in the building. This freshly painted 2 bedroom, 2 full bathroom condo offers a bright, spacious layout overlooking a serene, landscaped courtyard. Meticulously maintained, the pride of ownership is evident throughout. Step inside to find newer luxury vinyl plank flooring, 9-foot ceilings, flat panel interior doors, and modern chrome hardware, all contributing to a clean, contemporary feel. The oversized primary bedroom provides a comfortable retreat, while the functional layout is ideal for both everyday living and entertaining. The kitchen is well-appointed with granite countertops, stainless steel appliances, and flows seamlessly into the living area, complete with a cozy gas fireplace. Additional features include a soaker tub, in-suite laundry, and a gas line for BBQ on the private covered patio. Enjoy peaceful courtyard views from your covered outdoor space, perfectly positioned in the heart of the complex. The underground heated parkade includes a car wash bay, bike storage, and secured storage for added convenience. This pet-friendly building allows up to two animals (14 kg weight restriction). Ideally located in the heart of Bridgeland, this home offers unmatched walkability. Situated just steps from parks, community tennis and pickleball courts, the area blends green space with vibrant urban living. Known for its rich history and evolving culinary scene, Bridgeland features some of Calgary's best local restaurants, cafes, and boutiques, all within walking distance. The C-Train station is just 250 metres away, providing quick access to downtown, SAIT, and the University of Calgary. With easy access to Memorial Drive, Edmonton Trail, and Deerfoot Trail, commuting is effortless. The Bow River and Calgary's extensive pathway system are just three blocks away,

offering year-round recreation. Additional highlights include underground heated visitor parking and ample permitted street parking!