

531, 950 Centre Avenue NE
Calgary, Alberta

MLS # A2323202



\$299,000

Division:	Bridgeland/Riverside		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 703
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Perched on the quiet fifth floor of a solid concrete building in the heart of historic Bridgeland, this sophisticated one bedroom plus den residence perfectly balances modern comfort with one of Calgary's most vibrant urban lifestyles. Bathed in natural light from expansive west-facing windows, this beautifully appointed home offers 9' ceilings, central air conditioning, and an airy open concept design that feels both spacious and inviting. Thoughtfully designed for everyday living and effortless entertaining, the kitchen features generous prep space, a raised eating bar, and a dedicated dining area that seamlessly connects to the sun-filled living room. A cozy corner gas fireplace creates an inviting focal point, while oversized windows frame the city skyline and evening sunsets. The spacious primary bedroom provides a peaceful retreat, while the versatile den offers the flexibility today's buyers crave, perfect for a stylish home office, reading lounge, yoga space, or occasional guest room. A well appointed 4pc bath and convenient in-suite laundry complete the interior. Step outside to your oversized covered west facing balcony, where a gas BBQ hookup and sweeping views create the perfect backdrop for summer evenings and year-round entertaining. Ownership includes titled underground parking, secure storage, bicycle storage, a resident car wash, and access to a beautifully landscaped courtyard, amenities that complement an effortless lock-and-leave lifestyle. The location is what truly sets this home apart. Directly across from Murdoch Park and the Bridgeland-Riverside Community Association, you're just steps from the neighbourhood's celebrated collection of cafes, bakeries, restaurants, boutique shops, and local markets. Spend your mornings grabbing coffee, your evenings enjoying some of Calgary's finest dining, and your weekends exploring

river pathways, downtown, and the city's best cultural destinations, all within walking distance. The Bridgeland C-Train Station is only a five minute stroll away, while Memorial Drive, Deerfoot Trail, and the downtown core are just minutes from your door. Whether you're a first time buyer, working professional, investor, or someone simply seeking an exceptional inner-city lifestyle, this home offers the rare opportunity to own in one of Calgary's most established and sought-after communities where timeless character meets contemporary living.