

403, 647 1 Avenue NE
Calgary, Alberta

MLS # A2336420



\$199,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	605 sq.ft.	Age:	1983 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	-	LLD:	-
Exterior:	Brick, Cement Fiber Board, Stucco, Wood Frame	Zoning:	MU-2 f4.0h22
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

TOP-FLOOR DORMER-STYLE PRIVACY IN VIBRANT BRIDGELAND! Exceptionally secure and proactively maintained Waterford of Bridgeland complex. This top-floor, 1-bedroom, 1-bathroom condo offers an incredible inner-city lifestyle with unmatched privacy—featuring absolutely no adjoining neighbours on either side of the unit! As you step inside, you are greeted by an open-concept living area with vaulted dormer-style ceilings, a bright dining nook, and an efficient galley-style kitchen. Slide open the patio doors and relax on your quiet, private balcony. The highly practical layout includes a spacious primary bedroom, a 4-piece bathroom, and a generous utility/storage room equipped for an in-suite laundry option, subject to board approval. Underground, enjoy the ultimate winter convenience of a secure, heated parking stall (Stall #23), along with secure common bike storage. This professionally managed building offers incredible peace of mind, with extensive, fully paid exterior and mechanical upgrades, including newly replaced natural gas central boilers (2024), updated vinyl windows, modernized secure FOB entry and intercom systems (2025), and premium, rot-resistant Hardie Board exterior siding accents (2024). At \$511.12 per month, the condo fees are highly inclusive—covering both heat and water to help keep your monthly overhead low and predictable. Boasting a Walk Score of 96, you are just blocks from the Bridgeland C-Train station, the Bow River pathway system, and Bridgeland’s trendiest local culinary hotspots, perfect for first-time buyers or savvy investors looking for premier value in one of Calgary’s most sought-after communities!