## 106, 990 Centre Avenue NE Calgary, Alberta

MLS # A2256056

\$479,900

	Division:	Bridgeland/Riverside  Residential/High Rise (5+ stories)  Apartment-Multi Level Unit		
	Type:			
	Style:			
	Size:	1,487 sq.ft.	Age:	2006 (19 yrs old)
	Beds:	2	Baths:	2 full / 1 half
	Garage:	Stall, Titled, Underground		
	Lot Size:	-		
	Lot Feat:	-		
Baseboard		Water:	-	
Carpet, Ceramic Tile, Laminate		Sewer:	-	
-		Condo Fee	\$ 1,254	1
-		LLD:	-	
Brick, Concrete, Stucco		Zoning:	DC (pre	e 1P2007)
-		Utilities:	-	
Breakfast Bar, See Remarks, Separate Er	ntrance, Stone Counters,	Walk-In Closet(s)		
Primary Bedroom AC				
	Carpet, Ceramic Tile, Laminate  Brick, Concrete, Stucco - Breakfast Bar, See Remarks, Separate Er	Type: Style: Size: Beds: Garage: Lot Size: Lot Feat:  Baseboard  Carpet, Ceramic Tile, Laminate  - Brick, Concrete, Stucco - Breakfast Bar, See Remarks, Separate Entrance, Stone Counters,	Type: Residential/High Ri Style: Apartment-Multi Le Size: 1,487 sq.ft.  Beds: 2  Garage: Stall, Titled, Underg Lot Size: - Lot Feat: -  Baseboard Water:  Carpet, Ceramic Tile, Laminate Sewer:  - Condo Fee - LLD:  Brick, Concrete, Stucco Zoning:  Breakfast Bar, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)	Type: Residential/High Rise (5+ storic Style: Apartment-Multi Level Unit Size: 1,487 sq.ft. Age: Beds: 2 Baths: Garage: Stall, Titled, Underground Lot Size: - Lot Feat: -  Baseboard Water: -  Carpet, Ceramic Tile, Laminate Sewer: -  Condo Fee: \$1,254  - LLD: -  Brick, Concrete, Stucco Zoning: DC (pr. Spreakfast Bar, See Remarks, Separate Entrance, Stone Counters, Walk-In Closet(s)

Your Next Move is here in Bridgeland. Step into the heart of Bridgeland and 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 — right in Calgary's most walkable, ice-cream-loving neighbourhood. 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 a walk-in pantry with a Spice Rack. Tucked away discreetly is your full-sized laundry room, offering full-sized machines and storage space. 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 cafés, restaurants, and boutiques — 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.