

\$365,000 - 303, 880 Centre Avenue, Calgary

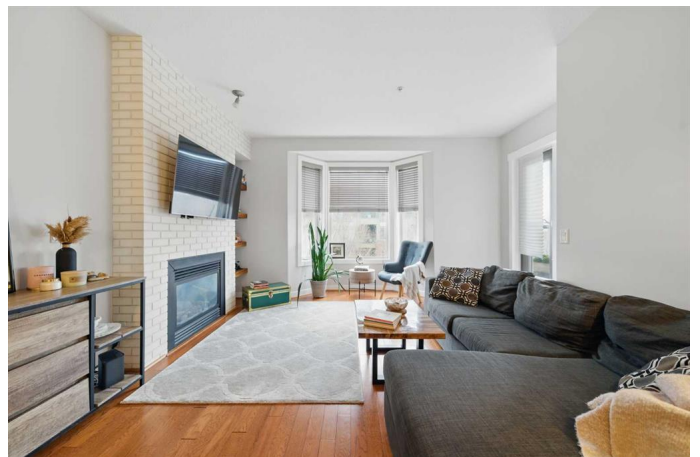
MLS® #A2210246

\$365,000

1 Bedroom, 1.00 Bathroom, 827 sqft
Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Welcome to #303 AT BELLA CITTÀ, a stylish and spacious 1 BED + VERSATILE DEN condo offering 827 SQ FT of thoughtfully designed living space in the heart of VIBRANT BRIDGELAND. Located in a PET-FRIENDLY, WELL-MANAGED BUILDING, this home is the perfect blend of comfort, character, and inner-city convenience. Enjoy soaring 9' HIGH CEILINGS, LARGE WINDOWS allowing PLENTY OF NATURAL LIGHT in an impressively SPACIOUS LAYOUT. Anchored by a GAS FIREPLACE WITH BRICK SURROUNDING, you'll love the cozy atmosphere for relaxing or entertaining. The MODERN KITCHEN is both functional and elegant, featuring GRANITE TILE COUNTERTOPS, a FULL SUITE OF STAINLESS-STEEL APPLIANCES, KITCHEN PANTRY, and a BREAKFAST BAR. The PRIMARY BEDROOM INCLUDES CUSTOM CALIFORNIA CLOSETS, while the DEN offers exceptional flexibility - perfect as a SECOND BEDROOM, HOME OFFICE, GYM, OR CREATIVE STUDIO. You'll appreciate thoughtful touches like HEATED FLOORS, FULL-SIZE IN-SUITE WASHER & DRYER, and PLENTY OF CLOSET SPACE. Step out onto your PRIVATE BALCONY, BLESSED WITH MATURE TREES AND VIEWS OF BRIDGELAND PARK, complete with a NATURAL GAS BBQ HOOKUP. The building also offers HEATED & SECURE UNDERGROUND PARKING, an ADDITIONAL STORAGE UNIT, CAR WASH BAY, and BIKE



STORAGE. Building hallways have A/C keeping the hallways and units cool. Location-wise, it doesn't get better: you're DIRECTLY ACROSS FROM UNA PIZZA, VILLAGE ICE CREAM, AND PHIL & SEBASTIAN COFFEE, with OEB BREAKFAST, SHIKI MENYA, BLUE STAR DINER, AND LIL EMPIRE just steps away. Plus, enjoy easy access to PARKS, THE C-TRAIN, BOW RIVER PATHWAYS, AND DOWNTOWN CALGARY " all within walking distance! Whether you're a professional, first-time buyer, or investor (option for assumable tenants who would love to stay and have been here for 3+ years) " this is your opportunity to own a stunning, move-in ready home right in the heart of one of Calgary's most sought-after inner-city communities. DON'T MISS OUT " BOOK YOUR PRIVATE SHOWING TODAY!

Built in 2003

Essential Information

MLS® #	A2210246
Price	\$365,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	827
Acres	0.00
Year Built	2003
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 880 Centre Avenue
Subdivision	Bridgeland/Riverside
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E 9C3

Amenities

Amenities	Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Underground, Guest

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, French Door, High Ceilings, Open Floorplan, Storage, Tile Counters
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Gas Oven
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Brick Facing
# of Stories	4

Exterior

Exterior Features	BBQ gas line, Courtyard
Construction	Brick, Composite Siding, Wood Frame

Additional Information

Date Listed	April 10th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	Nineteen 88 Real Estate
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