

**408, 1010 Centre Avenue NE  
Calgary, Alberta**

**MLS # A2276571**

**\$385,000**



<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained TOP FLOOR, 2-bed, 2-bath condo in Bridgeland— one of Calgary's most vibrant and walkable communities. In the desirable Bella Lusso building just steps from trendy shops, popular restaurants, scenic river pathways, convenient transit, the community centre, and downtown, this home offers the perfect blend of urban convenience and neighbourhood charm. Inside this one owner home, you'll find a bright, open layout featuring a generous kitchen, a dedicated dining area, and a cozy living room complete with a gas fireplace. West-facing windows flood the living space with natural light, and the private balcony overlooking the quiet courtyard is perfect for relaxing or entertaining. Freshly painted throughout, the unit also boasts brand new carpet in the spacious primary bedroom, which includes a large walk-in closet and a private four-piece ensuite. The second bedroom is ideally situated next to the main three-piece bathroom, which also includes in-suite laundry with a new stacking washer and dryer (less than one year old). Additional features include PET FRIENDLY building, secure underground parking with a car wash, bike storage, a secured storage locker, and plenty of visitor parking. Don't miss this fantastic opportunity to own in one of Calgary's most desirable inner-city communities—with everything you need right at your doorstep. Vacant for quick possession!