



990 Centre Avenue Calgary Alberta

\$279,000

CONCRETE BUILDING (MUCH BETTER THAN ANY WOOD FRAME), THIRD FLOOR, 9 FT CEILING, SEPARATE STORAGE, TITLED UNERGROUND PARKING, NO CARPET, STEPS TO PARKS, LRT, WALK TO DOWNTOWN. Bridgeland's boutique lifestyle is at your doorstep, with this beautiful flat in the Pontefino II and sizzling with activity. Set across from a park and with east-facing views of the sweeping Alberta sunrises, you'll love the AWESOME LOCATION (LRT, Downtown, Bow River, Playground, Specialty foods, coffee shops, etc) as well as the stylish upgrades throughout the unit. ***UPGRADES*** include Vinyl Plank (2019), Kitchen faucet (2019), Refrigerator (2024), Bath Faucet (2023). CONDO FEE Includes Gas for Fireplace, BBQ, Heat, water. CONCRETE Floor & Building. ***THE UNIT*** As you walk in the door, you'll immediately be entranced by the amount of natural light that fills this apartment thanks to large windows and 9FT CEILINGS. The layout maximizes your kitchen space, an amazing design feature that provides expansive quartz counters and plentiful wood cabinetry. An eat-up peninsula ISLAND is fantastic for entertaining. The refrigerator is brand new, and the kitchen faucet was recently upgraded also. An open layout flows into the dining nook and the living area, where a gas fireplace levels up the cozy factor, and VINYL PLANK FLOORING is a gorgeous update. The covered balcony is the perfect place to watch the sun come up and planes as you sip your morning coffee. Natural GAS BBQ hookups are in place, and gas is included in your condo fees, so grill away! The bedroom is spacious and bright, with big closets and CHEATER ENSUITE access to the bathroom, which offers high-end finishes and also has a new faucet. This home includes IN-SUITE LAUNDRY as well as a closet with tons of room for your extras. TITLED PARKING is included, and it's ONE OF THE BEST STALLS in the parkade. ***THE BUILDING*** A highlight...

Living room 11.58 Ft x 10.83 Ft
 Kitchen 11.08 Ft x 8.67 Ft
 Dining room 10.83 Ft x 4.75 Ft

Primary Bedroom 10.42 Ft x 9.25 Ft
 4pc Bathroom 8.50 Ft x 5.67 Ft
 Foyer 9.42 Ft x 7.67 Ft

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