

**426, 930 Centre Avenue NE**  
**Calgary, Alberta**

**MLS # A2235555**



**\$409,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bridgeland/Riverside               |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 932 sq.ft.                         | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                           |                   |                 |
|--------------------|-------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Natural Gas                    | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Laminate, Tile                            | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                                         | <b>Condo Fee:</b> | \$ 691          |
| <b>Basement:</b>   | -                                         | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Brick, Concrete, Stucco                   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                         | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Granite Counters, Kitchen Island, Storage |                   |                 |

**Inclusions:** N/A

This truly is urban living at its finest! Nestled in the trendy inner city community of Bridgeland, this stunning 2 bedroom 2 bathroom unit is located in the highly desirable Pontefino I building. Truly premium location directly across from Murdoch Park, with an attractive curb appeal of brick and concrete. The unit was fully renovated in 2024, with new granite counters, laminate flooring, stainless steel appliances, and new paint. There is 2 spacious bedrooms located on opposite sides, with the master bedroom featuring a 4 piece ensuite, and walk in closet. Stay warm by the gas fireplace located in your open floor plan living room, with oversized windows allowing an abundance of natural sunlight. Open kitchen with eating bar, dinning room with double glass doors leading to your own covered balcony with a gas line for summer BBQ'S. 1 titled parking stall in the underground heated parkade, convenient laundry/storage room located in the unit. Surrounded by restaurants, coffee shops, spa, and public amenities, Simply an excellent condo in a amazing community with a unsurpassable location. Book your showing today!