

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

MLS® #A2210246

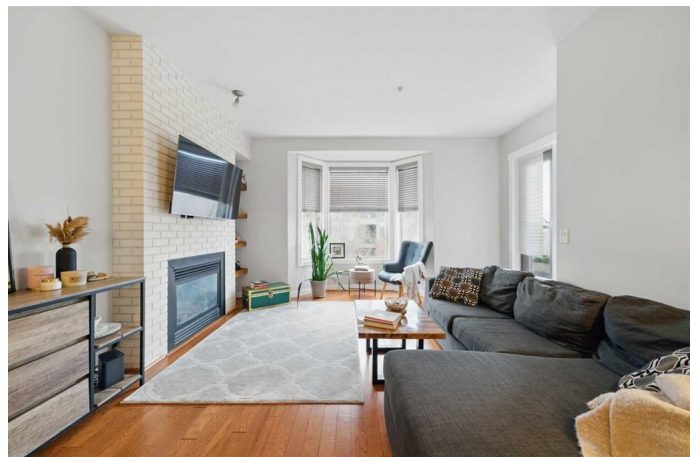
**\$365,000**

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	12
Zoning	DC

### Listing Details

Listing Office	Nineteen 88 Real Estate
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