

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

MLS® #A2210246

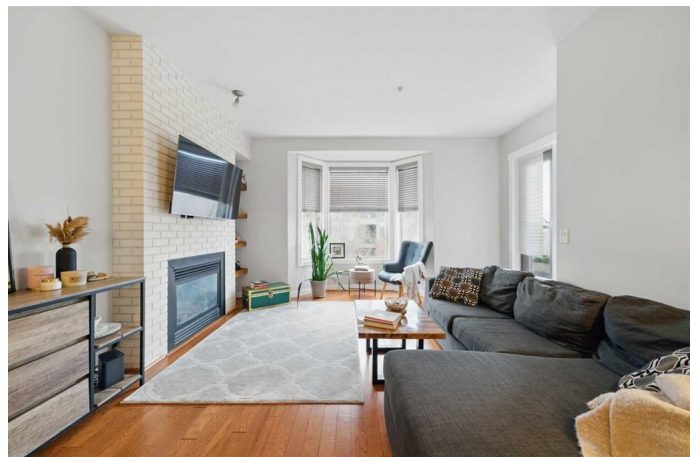
\$365,000

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 | 11 |
| Zoning | DC |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Nineteen 88 Real Estate |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.