

# \$388,900 - 309, 880 Centre Avenue Ne, Calgary

MLS® #A2244374

**\$388,900**

2 Bedroom, 2.00 Bathroom, 824 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Open House Saturday August 23rd 4pm- 6pm and Sunday August 24 2pm- 4pm. Imagine starting your mornings in this sunlit Bridgeland condo, where 9'™ ceilings and premium vinyl plank flooring create a modern, airy feel. Step onto your private balcony with a coffee in hand, overlooking the peaceful courtyardâ€™complete with a natural gas line for effortless summer grilling.

Inside, the open-concept layout flows easily with a smart lighting system that adapts to your lifestyle. The spacious primary suite is your personal retreat, and the second bedroom is perfect as a home office, cozy nursery, or guest room.

Evenings and weekends are a breeze. Prepare dinner in your stylish kitchen, unwind on your balcony, or take a short stroll to one of Bridgelandâ€™™s beloved cafÃ©s and restaurants. A nearby park becomes your backyardâ€™ideal for a run, playtime, or simply soaking in the sun.

Comfort and convenience are built in with heated underground parking, secure storage, visitor stalls, and air-conditioned building hallways. Quick access to downtown and major roadways makes commuting effortless.

This isnâ€™™t just a condoâ€™itâ€™™s the lifestyle youâ€™™ve been looking for. Come see for yourself this weekend!



Built in 2003

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2244374          |
| Price          | \$388,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 824               |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 309, 880 Centre Avenue Ne |
| Subdivision | Bridgeland/Riverside      |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E9C3                    |

## Amenities

|                |                                                                                   |
|----------------|-----------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Car Wash, Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                                 |
| Parking        | Underground                                                                       |

## Interior

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage, Track Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                                             |
| Heating           | In Floor, Natural Gas                                                                                                                                   |
| Cooling           | None                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                     |
| # of Fireplaces   | 1                                                                                                                                                       |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 4   |

## Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Basketball Court, BBQ gas line, Courtyard, Playground, Storage, Tennis Court(s) |
| Roof              | Flat Torch Membrane                                                                      |
| Construction      | Brick, Composite Siding, Wood Siding                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 26              |
| Zoning         | DC (pre 1P2007) |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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