

# \$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 2, and  
Sunday, August 3, from 12:00 PM to 2:00 PM

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 courtyard—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 Bridgeland's beloved caf  s and restaurants. A nearby park becomes your backyard—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 isn't just a condo—it's the lifestyle you'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, Vinyl Windows, Track Lighting |
| 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, BBQ gas line, Courtyard, Playground, Storage, Basketball Court, Tennis Court(s) |
| Roof              | Flat Torch Membrane                                                                      |
| Construction      | Brick, Composite Siding, Wood Siding                                                     |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 9               |
| Zoning         | DC (pre 1P2007) |

## Listing Details

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

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