204 830 Centre Avenue NE

Calgary | Active | MLS® A2343396

$309,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**2003**	**811.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Welcome to the prestigious Bella Citta building, located in the heart of Calgary's vibrant inner city Bridgeland community. This spacious 811 sq. ft. second-floor unit offers a thoughtfully designed layout featuring one large bedroom plus a second room, perfect for a dedicated home office or guest space. The primary bedroom is connected to the one bath for convenience. The bright, open-concept living area leads to a private west-facing balcony where you can enjoy the evening sunlight and views of the downtown Calgary skyline. The kitchen features espresso kitchen cabinets, stainless appliances along with a dishwasher and microwave hood fan. It has hardwood and tile flooring and uses in-floor heating so the whole space is warm, it also has a built-in wall-mounted air conditioner to cool it off when temperatures get hot. The apartment also comes complete with the essential urban conveniences of one secure underground parking stall that has bike storage and a car wash. There is also a dedicated storage locker.

The community of Bridgeland, often called Calgary's "Little Italy," is celebrated for its historic charm and modern "Main Street" energy. The location is truly unbeatable for those seeking an active and convenient lifestyle. Murdoch Park is situated directly across the street, providing immediate access to a playground and expansive green space with community events, hosting the popular Bridgeland Riverside Farmers' Market all summer long. You are steps away from the eclectic shops and award-winning dining of 1st Avenue, including local favorites like Blue Star Diner, Shiki Menya, OEB Breakfast Co and Village Ice Cream. For the outdoor enthusiast, the building offers seamless access to the Bow River pathway system and an extensive network of dedicated bike lanes, making a commute to the downtown core both scenic and efficient.

Families and students will appreciate the proximity to highly-regarded schools such as Riverside School(Alternative Science Program K-9) and Calgary Classical Academy School (Public Charter School). While a quick transit or bike ride connects you to SAIT and the University of Calgary. Experience the perfect blend of modern comfort and urban energy with a deep-rooted community spirit in one of the city's most walkable and sought-after neighborhoods. Don't wait to book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343396
Bedrooms	2
Bathrooms	1
Year Built	2003
Property Type:	Residential
Property Sub Type:	Apartment

Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	811.2 sq. ft.
Condo Fee:	$681.22
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	West
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0511586

Heating:	In Floor, Natural Gas
New Constr.:	No
Construction Material:	Brick, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Ceramic Tile, Hardwood
Cooling:	Wall/Window Unit(s), Window Unit(s)
Fireplaces:	1
Fireplace Details:	Blower Fan, Gas, Living Room
Garage:	No
Parking:	Assigned, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northeast
Condo Name:	Bella Citta
Community:	Bridgeland/Riverside
Amenities:	Bicycle Storage, Car Wash, Elevator(s), Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Entrance · 6'9" × 5'6" ·

Main Floor	Kitchen · 13'9" × 8'9" ·
Main Floor	Pantry · 3'1" × 2' ·
Main Floor	Laundry · 2'10" × 2'9" ·
Main Floor	Dining Room · 12' × 8' ·
Main Floor	Living Room · 15'6" × 12'1" ·
Main Floor	Balcony · 9'5" × 6'2" ·
Main Floor	Bedroom - Primary · 13'4" × 10'1" ·
Main Floor	Bedroom · 10'7" × 7'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Pantry
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/204-830-centre-avenue-ne-calgary-a2343396/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 06:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.