



GRASSROOTS
REALTY GROUP

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**229, 510 Edmonton Trail NE
Calgary, Alberta**

MLS # A2234322



\$309,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	575 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 462
Basement:	-	LLD:	-
Exterior:	Composite Siding, Metal Siding , Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Stone Counters, Vinyl Windows		

Inclusions: N/A

You enter into a spacious layout, all with upgraded laminate flooring, that quickly leads you to the kitchen with tons of gleaming cupboards, under cabinet lighting that highlight the quartz counter tops, stainless steel appliances, eat up area, and undermount sink. Just off the kitchen is a dining or den area that leads you to the bright and sunny living room with an additional wrap around window, that looks out the patio doors to the west facing deck that has extra shade, with a view over downtown! The bedroom has plenty of space for bedroom furniture, along with a large window dresser, or den area, and a walk through closet with in suite laundry to a four piece cheater en-suite! Topped off with built in A/C, and a newer building that has a large courtyard, fitness center, bike storage, and underground parking with tall ceilings, all in an amazing location that can walk to downtown, and has tons of amenities and shopping around the corner! Call today for your own private showing!