



**GRASSROOTS**  
REALTY GROUP

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**303, 510 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2235833**



**\$385,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	759 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Paved, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

**Inclusions:** N/A

City Views that do not quit are enjoyed from this sought after Bridgeland home. This superior Top Floor 2 bedroom plus den, 2 full bathroom home has 11 foot vaults in the living room and secondary bedroom. Featuring a modern open galley kitchen with Stainless steel appliances, gas stove, quartz countertops, and sleek laminate floors. Oversized windows flood this home with natural light. Bridgeland is just a few minutes from downtown; you can enjoy nearby parks, great shopping and some of Calgary's hottest new cafes and restaurants. There is an abundance of oversized windows to enjoy the city views and natural light. The west and north facing balconies presents you with beautiful downtown views and a generous outdoor living space. Master bedroom includes a good size closet and a 3 pc en-suite bathroom. Building Amenities include, bicycle storage, and access to a gorgeous courtyard and a private fitness facility and much more. Secured underground parking stall, a storage locker, and Visitor Parking in the Parkade.