



GRASSROOTS
REALTY GROUP

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**310, 510 Edmonton Trail NE
Calgary, Alberta**

MLS # A2251282



\$299,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	586 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters		

Inclusions: refrigerator (water dispenser& ice maker "as is")

Welcome to Bridgeland Hill! This 3rd floor unit is tucked away on the quiet side of this popular building, overlooking the serene courtyard. Inside, you'll find a bright open concept floor plan designed for modern living and finished with a clean modern palette. The gorgeous kitchen features a gas stove, stainless steel appliance package, and quartz countertops, and flows seamlessly into the dining and living areas with direct access to a spacious private balcony — perfect for relaxing or entertaining. Notice the easy-to-maintain flooring throughout these spaces. A flex space, currently used as an office/den, provides extra functionality right off the entry. The large bedroom includes a generous closet, while the full 4-piece bathroom is just steps away. The layout offers a comfortable balance of style and practicality, with in-suite laundry, plenty of in-suite storage, and an additional storage locker. Bridgeland Hill is a modern, well-managed building that includes a fitness room, bike storage, and easy access to all of Bridgeland's popular amenities. This peaceful setting, combined with a versatile floor plan and attractive price, makes this condo an exceptional opportunity.