



GRASSROOTS
REALTY GROUP

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4, 510 Edmonton Trail NE
Calgary, Alberta

MLS # A2270844



\$282,500

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	585 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Welcome to this beautiful building located in the highly desirable community of Bridgeland. This west facing one-bedroom, one-bathroom unit offers exceptional convenience with close proximity to Bridgeland's vibrant shops, Bow River pathways, and the downtown core. Upon entering, you'll immediately notice the spacious layout and a kitchen that is large with tons of storage. It features upgraded stainless steel appliances, including a gas range, making it perfect for cooking enthusiasts. The larger dining area flows seamlessly into the bright living room, creating an open and inviting atmosphere flowing natural light from front to back. One of the standout features of this home is the exceptionally large and secure patio, one of the biggest in the building, offering partial city views and ample space for entertaining or relaxing outdoors. The generously sized bedroom provides enough room for an additional cozy sitting area or dedicated office space. The bathroom includes a convenient ensuite-style door, allowing access from both the bedroom and main living area for added comfort and functionality. Additional features include in-suite laundry, titled underground parking, and a private storage locker. The building itself offers fantastic amenities such as a resident gym, bike storage, and secure entry throughout. This is an opportunity you don't want to miss. Perfect for first-time home buyers, commuters, and investors, this unit is ideally situated for professionals seeking modern living in one of Calgary's most attractive neighborhoods.