



GRASSROOTS
REALTY GROUP

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**327, 510 Edmonton Trail NE
Calgary, Alberta**

MLS # A2271729



\$279,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	591 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 493
Basement:	-	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Quartz Counters, Recreation Facilities, Track Lighting		

Inclusions: N/A

Enjoy those sunny downtown views from your big 10x7 west-facing balcony on the third floor! If you've been wanting to walk to work and stay close to everything, this is the spot. This well-built 1-bedroom suite is right by downtown, transit, and tons of shopping. The kitchen is sleek and modern with high-end stainless appliances, a gas stove, and a big quartz peninsula that's perfect for cooking or hosting. There's lots of room in the dining nook for a proper table too. The living room is bright and functional with corner windows and a cozy wall-mounted electric fireplace. You also get a spacious bedroom with great closet space and a full bathroom. Flooring has a mix of laminate hardwood, carpet, and tile for a nice mix of style and comfort. Plus, you get titled heated underground parking, secure storage, a fitness room, bike storage, a stylish lobby, and visitor parking—all part of "Bridgeland Hills." And of course, you're just minutes from downtown, trendy shops, restaurants, and everything Bridgeland has to offer.