



**311, 510 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2292518**



**\$299,999**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	583 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 505
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks		

**Inclusions:** N/A

Experience the ultimate urban lifestyle in this exceptional TOP FLOOR BRIDGELAND condo, featuring 1 bedroom, 1 bathroom, ensuite laundry and a versatile DEN/FLEX SPACE - perfect for modern living. Welcome to #311, 510 Edmonton Trail NE, a stylish condo in the vibrant community of Bridgeland. This modern home features an open-concept layout with large windows that fill the space with natural light. The contemporary kitchen boasts quartz countertops, a spacious island, and stainless steel appliances, seamlessly flowing into the cozy living area. Step out onto your private patio, an ideal spot for relaxing or entertaining. The generously sized bedroom includes a walk-through closet that leads to a well-appointed bathroom, offering both comfort and functionality. This condo also offers HEATED, underground TITLED PARKING, convenient visitor parking within the parkade, and an assigned STORAGE LOCKER for larger or seasonal items. Experience an active lifestyle in this professionally managed building, which boasts a FITNESS GYM, secure BIKE STORAGE, and a tranquil private courtyard. With accessible elevators, you'll enjoy seamless movement throughout the building and can easily explore Bridgeland's vibrant, growing community, known for its pedestrian-friendly streets and lush green spaces. Take a stroll or bike ride along the scenic Bow River pathway and love being mere minutes from trendy cafes, remarkable restaurants, and chic shops. Don't miss the opportunity to make this beautiful home your own—schedule a viewing today!