



**210, 611 Edmonton Trail NE
Calgary, Alberta**

MLS # A2303736



\$325,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	993 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 671
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters		

Inclusions: N/A

Location! A beautiful and bright 2 bedroom + 2 bathroom apartment located minutes from Downtown Core and LRT station. Close to Trendy Shops, Pubs, Restaurants and Bike Path that runs along the Bow River. This unit offers just under 1000 sqft and an open concept with a great floor plan! Large master bedroom with an en-suite bathroom and a walk-in closet. The second bedroom also has a walk-in closet and a Jack and Jill bathroom. The laundry and storage are both within the unit adding privacy and functionality. The unit comes with a titled underground parking stall. Close to restaurants, shopping, schools and transit. The condo fees includes heat & water.