



**GRASSROOTS**  
REALTY GROUP

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214, 510 Edmonton Trail NE  
Calgary, Alberta

MLS # A2132949



**\$344,900**

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	578 sq.ft.	Age:	2016 (8 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt, Flat Torch Membrane	Condo Fee:	\$ 447
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters, Storage, Vinyl Windows		

Inclusions:	Shelving in Storage Room
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Welcome to Bridgeland Hill. Modern, affordable inner city living! Ideally situated in the vibrant community of Bridgeland offering a true inner-city lifestyle. Walk to chic coffee shops, restaurants, multiple eclectic dining options, parks, pathways, downtown core, and public transit. Modern, well maintained pet friendly building. Superb open floor plan. The gourmet kitchen is highlighted by the ample amount of quartz countertops and sleek, full height cabinetry with under cabinet lighting. Stainless-steel appliances include a gas stove and recently updated dishwasher. Kitchen is open to the adjacent living room highlighted by sliding glass doors to the large, covered balcony. Ther balcony offers room for patio furniture and a BBQ and offers views of the central courtyard. Generous primary suite is complete with a walk-in closet. The extra in suite storage room and in suite laundry is a huge bonus. Residents can enjoy a modern fitness center; huge bike storage room and spacious parkade complete with guest parking stalls. Modern, stylish, and affordable inner city living in a prime location. Nothing to do but move in an enjoy!