



**GRASSROOTS**  
REALTY GROUP

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102, 611 Edmonton Trail NE  
Calgary, Alberta

MLS # A2141395



**\$449,900**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	943 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 712
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** NA

This 2-bedroom,2-bathroom over 900 sqft condo is designed to impress with its spacious open floor plan and abundant natural light. The high ceilings add to the sense of openness, creating an airy and welcoming atmosphere. The kitchen is a standout feature, boasting modern amenities and sleek design elements. From the espresso cabinets to the granite countertops and stainless steel appliances, it's a chef's dream come true. The tiled flooring and backsplash add a touch of elegance to the space. Adjacent to the kitchen, the dining area benefits from plenty of sunlight streaming in through the large patio doors, which lead to your very own balcony. Whether you're enjoying morning coffee or unwinding in the evening, this outdoor space is sure to become a favorite spot. Added conveniences such as the high-efficiency stackable washer and dryer within the suite and the underground heated parking stall enhance the comfort and convenience of living here. Whether you're downsizing, starting out on your own, or simply seeking an ideal living space, this property offers everything you could want and more. Don't miss out on the chance to make it yours &ndash; reach out to your Realtor today to schedule a viewing!