



**211, 510 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2166305**



**\$355,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	600 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 472
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** None

Welcome to Your Dream Home in Bridgeland Hill!\*\* Prepare to be WOWED by this STUNNING 1 BED, 1 BATH plus DEN, offering a SPACIOUS 600 SQFT of MODERN LIVING! Step into an INTERIOR that boasts a sleek, CONTEMPORARY design with TASTEFUL FINISHES and QUARTZ COUNTERTOPS that are sure to impress. The STAINLESS STEEL APPLIANCES make this kitchen not just functional, but a DELIGHT for any home chef. Enjoy serene moments on your GENEROUS BALCONY with breathtaking VIEWS OVERLOOKING THE SOUTH QUIET GREEN COURTYARD&mdash;perfect for relaxing or entertaining guests. With a PARKADE featuring ONE TITLED STALL, a FITNESS CENTER, a BIKE ROOM, and a SECURE, PRIVATE COURTYARD, this property truly has it all. Nestled right by BEAUTIFUL DOWNTOWN CALGARY, you&rsquo;ll relish WALKABILITY to some of the city&rsquo;s FINEST RESTAURANTS, COZY CAF&Eacute;S, BEAUTIFUL PARKS, and the RIVER. Plus, you&rsquo;re conveniently close to BIKE PATHS and PUBLIC TRANSIT, with a QUICK COMMUTE to the heart of the city ensuring you&rsquo;re never far from the action. Don&rsquo;t miss this opportunity to experience the ULTIMATE in LIFESTYLE and CONVENIENCE in Bridgeland Hill. This GEM is waiting for you&mdash;come see it today!