



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

MLS # A2166305



\$355,000

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

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	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—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’ll relish WALKABILITY to some of the city’s FINEST RESTAURANTS, COZY CAFÉS, BEAUTIFUL PARKS, and the RIVER. Plus, you’re conveniently close to BIKE PATHS and PUBLIC TRANSIT, with a QUICK COMMUTE to the heart of the city ensuring you’re never far from the action. Don’t miss this opportunity to experience the ULTIMATE in LIFESTYLE and CONVENIENCE in Bridgeland Hill. This GEM is waiting for you—come see it today!