



**218, 510 Edmonton Trail NE
Calgary, Alberta**

MLS # A2177015



\$405,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	808 sq.ft.	Age:	2016 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 645
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage		

Inclusions: N/A

2 BED | 2 BATH | TITLED PARKING. Discover urban living at its finest in this exquisite corner unit in Bridgeland Hill. With a coveted south exposure overlooking the serene courtyard, this two-bedroom, two-bathroom condo on the 2nd floor epitomizes modern elegance. Step onto the spacious covered balcony and soak in the abundance of natural light streaming through. Boasting over 800 sqft, its charming floor plan is complemented by quartz countertops, stainless steel appliances, and tasteful finishes throughout. Like-new the unit comes freshly painted and with new carpets. Enjoy the convenience of a fantastic parkade with one titled stall, a gym, bike room, and a secure, private courtyard. Nestled just off Edmonton Trail, this gem offers walkability to top-notch restaurants, cafes, parks, and the river, with a quick commute to downtown. Experience the epitome of lifestyle and convenience in Bridgeland.