



**GRASSROOTS**  
REALTY GROUP

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**306, 510 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2187149**



**\$329,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	581 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 467
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

Top Floor!! Amazing views of the city downtown landscape and to the South, large balcony to really get some sun. great one bedroom unit here....581 sq ft of living space with a great layout and full sized rooms. Many one bedroom units do not come with a dining area, this one is full size with ample room for a nice table and chairs. With south exposure there is loads of daylight as well. Primary bedroom has a nook for a home office and a second entry to the full bathroom. Living room has an approx. 15' high vaulted ceiling. In suite washer and dryer, bicycle room and additional storage in the locker area. Under ground heated parking stall is literally just steps to the elevator. Nicely finished as well with gas stove, granite countertops, matching S/S appliances, engineered hardwood, carpet and tile flooring. Fitness centre in the building as well. Walking distance to downtown and close to all major road systems for access anywhere in Calgary withing minutes. Come and take a look, this could be your next home!