



**215, 510 Edmonton Trail NE
Calgary, Alberta**

MLS # A2192682



\$319,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	607 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 472
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: All- window curtains

Embrace urban living in this sleek and stylish 1-bedroom + 1-den + 1-bath unit, ideally located in the trendy Bridgeland neighbourhood! The modern kitchen features light-colored cabinets, quartz countertops and stainless-steel appliances, seamlessly flowing into a generous living room filled with natural light from large door and windows. Step onto the expansive balcony overlooking the beautiful courtyard, perfect for enjoying morning coffee or evening relaxation. The spacious bedroom, connected to the luxury 4pc bathroom, offers ample space for a bed set and a sitting or desk area. It also boasts a large walk-in closet. Additional highlights include a IN-SUITE LAUNDRY, a TITLED UNDERGROUND HEATED PARKING STALL, a storage locker. The building also offers fantastic amenities, including a fitness center, a large bicycle room, visitor parking stalls and a beautiful courtyard. Located in a prime area with top-rated cafes, restaurants and local shops, this home offers easy access to Bow River Pathway and Str. Patrick Island Park. Contemporary design and ultimate convenience - make this your new home today!