



GRASSROOTS
REALTY GROUP

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303, 611 Edmonton Trail NE
Calgary, Alberta

MLS # A2211822



\$349,900

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	941 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Natural Gas, Radiant	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 634
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

Nearly 950 square feet in size! Spacious and modern open concept layout with both bedrooms conveniently located on opposite sides of the unit. 9' ceilings and large windows allow for sunshine to beam through. Gorgeous open kitchen features quartz counters, undermount sink, stainless steel appliances, soft close cabinets, a raised eating bar, and a pantry. Tile and hardwood flooring throughout - no carpet in this unit. Both bedrooms are spacious and come with walk-through closets and full ensuites also with quartz counters. The laundry room has ample space for additional storage and a front loading washer and dryer. Enjoy your morning coffee on your east-facing balcony with fantastic views. Freshly painted and new light fixtures installed! One underground titled parking stall completes this unit. The building has an elevator. Within walking distance you'll find yourself downtown, near the river, parks, unique small businesses and much more!