



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

303, 611 Edmonton Trail NE  
Calgary, Alberta

MLS # A2211822



**\$355,000**

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

**Floors:** Hardwood, Tile

**Roof:** -

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** -

**Features:** Quartz Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 634

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** None

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, 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. One underground titled parking stall completes this unit. Within walking distance you'll find yourself downtown, near the river, parks, unique small businesses and much more!