



THE A-TEAM

RE/MAX FIRST

510 EDMONTON Trail #218, Calgary T2E 3H1

MLS® #: A2145996 Area: Bridgeland/Riverside Listing Date: 07/18/24 List Price: \$419,900
Status: Active County: Calgary Change: -\$5k, 13-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2016

Finished Floor Area
Abv Sqft: 808
Low Sqft:
Ttl Sqft: 808

DOM

60
Layout
Beds: 2 (2)
Baths: 2.0 (2.0)
Style: Low-Rise(1-4)

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 1
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof: Tar/Gravel
Heating: Baseboard, Hot Water, Natural Gas
Sewer:
Ext Feat: Courtyard

Construction: Composite Siding, Vinyl Siding, Wood Frame
Flooring: Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Int Feat: High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, 3pc Ensuite bath, 4pc Bathroom, Kitchen, Bedroom - Primary, Bedroom, and Dining Room.

Legal/Tax/Financial

Condo Fee: \$610 Title: Fee Simple Zoning: M-C2

Fee Freq:
Monthly

Legal Desc: **1611715**

Remarks

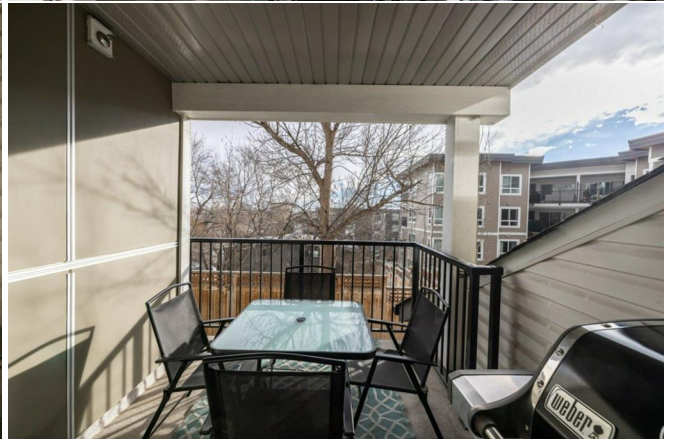
Pub Rmks: **Discover urban living at its finest in this exquisite corner unit in Bridgeland Hill. With a coveted south exposure overlooking the serene courtyard, this two-bedroom, two-bathroom condo on the 2nd floor epitomizes modern elegance. Step onto the spacious covered balcony and soak in the abundance 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. 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.**

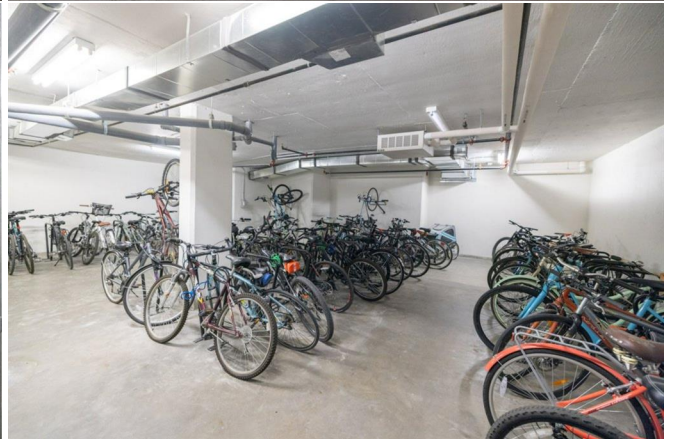
Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









218-510 Edmonton Trail, Calgary, AB

Main Floor Total Interior Area 858.25 sq ft



PREPARED: 2022-01-15



While figures are excluded from total floor area in HOUSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

