

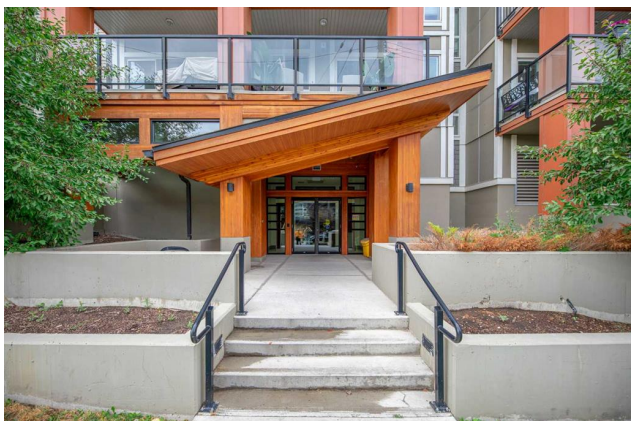


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 EDMONTON Trail #419, Calgary T2E3H1**

MLS® #: **A2162276**      Area: **Bridgeland/Riverside**      Listing Date: **09/06/24**      List Price: **\$334,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **431**  
 Low Sqft:  
 Ttl Sqft: **431**

**Garage Door Opener,Heated Garage,Parkade,Secured,Stall,Titled,Underground**

DOM

**12**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

Construction: **Composite Siding,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,Open Floorplan,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>58`1" x 5`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`7" x 9`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>116`7" x 12`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>78`11" x 14`4"</b>

Legal/Tax/Financial

Condo Fee: **\$350**      Title: **Fee Simple**      Zoning: **M-C2**  
 Fee Freq:

**Monthly**

Legal Desc: **1611715**

Remarks

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Pub Rmks: **Discover urban living at its finest in the vibrant Bridgeland neighborhood, just moments from downtown Calgary. This stunning one-bedroom residence offers the perfect blend of modern luxury and convenience. Step into a beautifully designed open kitchen featuring high-end appliances- all stainless steel and gas stove, sleek Quartz countertops, and stylish HARO laminate floors. The kitchen seamlessly flows into a spacious inviting living space, where oversized windows bathe the room in natural light. The laundry is conveniently located in the suite. Step from the main living space on to the east-facing balcony. Enjoy premium amenities including secured underground titled parking, a dedicated storage locker, bicycle storage, and access to a stunning courtyard. Stay active with a private fitness facility and take advantage of all the neighborhood has to offer - proximity to parks, trendy shopping, and Calgary's hottest new cafes and restaurants. Two pets are allowed with no weight restrictions.**

Inclusions: **None**  
Property Listed By: **Royal LePage Benchmark**

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