

510 EDMONTON Trail #211, Calgary T2E 3H1

MLS® #: **A2166305** Area: **Bridgeland/Riverside** Listing Date: **09/14/24** List Price: **\$355,000**
 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: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **600**
 Low Sqft:
 Ttl Sqft: **600**

DOM

67
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Quartz Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Suite	6`3" x 4`0"	Laundry	Suite	5`3" x 3`4"
Den	Suite	8`5" x 7`8"	Kitchen With Eating Area	Suite	11`5" x 10`11"
Living Room	Suite	14`9" x 11`0"	Balcony	Suite	9`9" x 14`4"
4pc Bathroom	Suite	5`0" x 8`6"	Walk-In Closet	Suite	5`0" x 5`5"
Bedroom - Primary	Suite	14`1" x 11`2"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$472

Fee Simple
Fee Freq:
Monthly

M-C2

Legal Desc: **1611715**

Remarks

Pub Rmks: **Welcome to Your Dream Home in Bridgeland Hill!** Prepare to be WOWED by this STUNNING 1 BED, 1 BATH plus DEN, offering a SPACIOUS 600 SQFT of MODERN LIVING! Step into an INTERIOR that boasts a sleek, CONTEMPORARY design with TASTEFUL FINISHES and QUARTZ COUNTERTOPS that are sure to impress. The STAINLESS STEEL APPLIANCES make this kitchen not just functional, but a DELIGHT for any home chef. Enjoy serene moments on your GENEROUS BALCONY with breathtaking VIEWS OVERLOOKING THE SOUTH QUIET GREEN COURTYARD—perfect for relaxing or entertaining guests. With a PARKADE featuring ONE TITLED STALL, a FITNESS CENTER, a BIKE ROOM, and a SECURE, PRIVATE COURTYARD, this property truly has it all. Nestled right by BEAUTIFUL DOWNTOWN CALGARY, you'll relish WALKABILITY to some of the city's FINEST RESTAURANTS, COZY CAFÉS, BEAUTIFUL PARKS, and the RIVER. Plus, you're conveniently close to BIKE PATHS and PUBLIC TRANSIT, with a QUICK COMMUTE to the heart of the city ensuring you're never far from the action. Don't miss this opportunity to experience the ULTIMATE in LIFESTYLE and CONVENIENCE in Bridgeland Hill. This GEM is waiting for you—come see it today!**

Inclusions: **None**
Property Listed By: **Real Broker**

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









