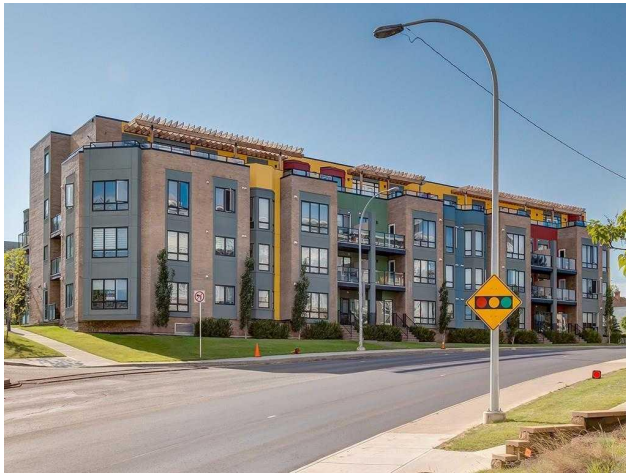


611 EDMONTON Trail #305, Calgary T2E 3J3

MLS®#: **A2173900** Area: **Crescent Heights** Listing **10/18/24** List Price: **\$388,800**
 Status: **Active** County: **Calgary** Change: **-\$11k, 12-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar: **28,137 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **922**
 Low Sqft:
 Ttl Sqft: **922**

DOM

64
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Heated Garage,Underground**

Utilities and Features

Roof: **Baseboard**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Storage**
 Construction: **Brick,Composite Siding,Concrete,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Garage Control(s),Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`10" x 5`7"	Kitchen	Main	8`6" x 9`9"
Dining Room	Main	8`0" x 13`0"	Living Room	Main	12`3" x 15`6"
Bedroom - Primary	Main	10`5" x 11`6"	Bedroom	Main	8`9" x 9`10"
Laundry	Main	4`11" x 7`11"	4pc Ensuite bath	Main	4`11" x 7`9"
4pc Bathroom	Main	4`11" x 8`4"	Balcony	Main	6`0" x 8`6"

Legal/Tax/Financial

Condo Fee:
\$671

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **1412821**

Remarks

Pub Rmks: **Opportunity Knocks, Welcome to this RARE third floor CORNER UNIT Best location of the building. Cresnet Heights is highly desired, walk to downtown and all the fun shopping ammenities in town. Prepare to be impressed, with this bright modern and spacious condo. This condo features, high ceilings, 2 bedrooms and 2 bathrooms including a master ensuite. Modern open living room and a sleek white kitchen with quartz onyx counter tops. Tons of windows allowing in natural light and BEST OF ALL, THE VIEW IS GORGEOUS, enjoy it from your living room or balcony. Also, comes with titled underground parking. This one is exciting must be seen! Call now for showings.**

Inclusions: **NA**
Property Listed By: **Royal LePage Solutions**

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







