



THE
A-TEAM

**RE/MAX
FIRST**

510 EDMONTON Trail #112, Calgary T2E 3H1

MLS® #: **A2176498** Area: **Bridgeland/Riverside** Listing Date: **10/31/24** List Price: **\$400,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 15-Nov** 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,Titled,Underground

Finished Floor Area

Abv Sqft: **794**
 Low Sqft:
 Ttl Sqft: **794**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Courtyard,Storage**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Recreation Facilities,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`2" x 9`2"	Dining Room	Main	10`1" x 11`3"
Living Room	Main	11`8" x 11`3"	Bedroom	Main	9`4" x 9`4"
Bedroom - Primary	Main	18`5" x 9`4"	3pc Ensuite bath	Main	7`11" x 4`10"
4pc Bathroom	Main	7`9" x 4`10"	Balcony	Main	11`10" x 7`3"
Foyer	Main	6`7" x 4`0"			

Legal/Tax/Financial

Condo Fee: **\$628** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1611715;25**

Remarks

Pub Rmks: **Welcome to your new oasis! This bright and beautiful 2-bedroom, 2-bath home boasts a sleek modern kitchen featuring contemporary cabinetry, stainless steel appliances, including a gas stove, Fisher & Paykel fridge, and durable quartz countertops. The open-concept layout flows seamlessly from the kitchen to a spacious dining area and breakfast bar—perfect for entertaining or cozy dinners at home. Step out onto your covered east-facing balcony, overlooking a serene and secure courtyard, perfect for morning coffee or evening relaxation. The primary bedroom is a true retreat, complete with a walk-in closet, room for a work-from-home space or lounging area, and a luxurious 3-piece ensuite bathroom featuring quartz counters and a walk-in shower. The generously sized second bedroom offers flexibility, while the secondary full bathroom includes a convenient shower/tub combo. This unit also comes with heated underground parking and secure, separate, storage for your convenience. The Bridgeland Hill building is pet-friendly! Has amenities, including a fitness center, bike storage, and plenty of heated underground visitor parking. Enjoy an amazing location easy walking distance from downtown, the LRT, and the fabulous restaurants and shops that make Bridgeland one of the city's most sought-after neighborhoods. Don't miss out on this incredible opportunity! For more details or to schedule a showing, please reach out today. We welcome your inquiries and look forward to helping you find your perfect home!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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







