

**510 EDMONTON Trail #218, Calgary T2E 3H1**

MLS® #: **A2177015** Area: **Bridgeland/Riverside** Listing Date: **11/02/24** List Price: **\$405,000**  
 Status: **Active** County: **Calgary** Change: **-\$5k, 19-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: **Heated Garage, Parkade, Secured, Stall, Titled, Underground**

Finished Floor Area

Abv Sqft: **808**  
 Low Sqft:  
 Ttl Sqft: **808**

DOM

**18**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`9" x 11`6"	Bedroom - Primary	Main	11`9" x 12`1"
3pc Ensuite bath	Main	0`0" x 0`0"	Bedroom	Main	11`9" x 8`10"
4pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	11`9" x 8`8"
Kitchen	Main	9`3" x 10`8"			

Legal/Tax/Financial

Condo Fee: **\$645** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:  
**Monthly**

Legal Desc: **1611715**

Remarks

Pub Rmks: **2 BED | 2 BATH | TITLED PARKING. 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. Like-new the unit comes freshly painted and with new carpets. 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**









