



THE
A-TEAM

**RE/MAX
FIRST**

510 EDMONTON Trail #128, Calgary T2E 0J7

MLS® #: **A2179274** Area: **Bridgeland/Riverside** Listing Date: **11/25/24** List Price: **\$375,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **734**
 Low Sqft:
 Ttl Sqft: **734**

DOM

26
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Titled, Underground**

Utilities and Features

Roof: **Flat Torch Membrane, Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Courtyard, Private Entrance**

Construction: **Vinyl Siding, Wood Siding**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer**
 Int Feat: **High Ceilings, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	10`11" x 18`0"	Kitchen	Main	10`5" x 13`3"
Den	Main	6`10" x 6`6"	Bedroom - Primary	Main	9`11" x 10`10"
Bedroom	Main	8`3" x 12`4"	4pc Bathroom	Main	
3pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$595** Title: **Fee Simple** Zoning: **M-C2**

Fee Freq:
Monthly

Legal Desc: **1611715**

Remarks

Pub Rmks: **Welcome to this stylish 2 bedroom plus den, 2 bathroom condo in the vibrant community of Bridgeland, offering the perfect balance of urban convenience and modern living. This spacious unit is ideal for investors or first-time buyers, with one of the largest layouts in the building. Upon entering, you'll be greeted by sleek engineered hardwood floors and an open-concept design that flows seamlessly from the chic kitchen to the bright living area. The kitchen is functional and stylish, featuring stainless steel appliances, a gas range, quartz countertops, and ample cabinetry. Oversized windows flood the space with natural light, creating a welcoming and airy atmosphere, and the air conditioning ensures year-round comfort. The primary bedroom serves as a private retreat with its own 3 piece ensuite and generous closet space, while the second bedroom offers versatility for guests, roommates, or a home office. The additional den at the front of the unit provides the perfect space for a home office, creative area or extra storage space. Step outside onto the spacious balcony, perfect for relaxing or entertaining while enjoying the city vibe. This condo also boasts a second 4 piece bathroom, in-suite laundry, heated underground titled parking, an assigned storage unit, bike storage, and access to a fitness gym and communal courtyard. The location is unbeatable, just minutes from downtown Calgary and within walking distance to the trendy shops, cafes, and restaurants of Bridgeland. With quick access to Memorial Drive for easy commutes around the city, this condo offers everything you need for a modern lifestyle. Don't miss the opportunity to make this exceptional home yours—book your private showing today!**

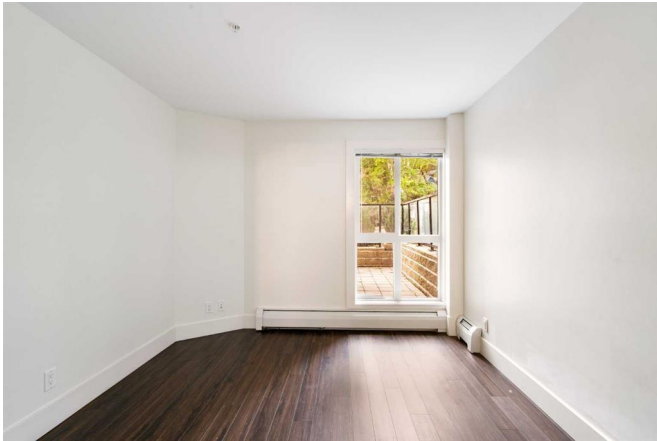
Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

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











510 Edmonton Trail, Calgary, AB

Main Floor - Interior Area 738.31 sq ft



0 3 6

PREPARED: 20230807

Walls, openings and fixtures are excluded from total floor area in CLUCS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

