



THE
A-TEAM

**RE/MAX
FIRST**

510 EDMONTON Trail #106, Calgary T2E 3H1

MLS® #: **A2186373** Area: **Bridgeland/Riverside** Listing Date: **01/10/25** List Price: **\$319,999**
 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:

Underground

Finished Floor Area

Abv Sqft: **583**

Low Sqft:

Ttl Sqft: **583**

DOM

12

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle,Fiberglass**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board,Mixed,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
 Int Feat: **Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`9" x 10`9"	Kitchen	Main	10`9" x 9`2"
Living Room	Main	11`0" x 13`3"	Bedroom	Main	10`1" x 15`6"
4pc Bathroom	Main	4`11" x 7`10"			

Legal/Tax/Financial

Condo Fee:
\$467

Title:
Fee Simple

Zoning:
M-C2

Fee Freq:
Monthly

Legal Desc: **1611715**

Remarks

Pub Rmks: **Welcome to #106, 510 Edmonton Trail NE, a stylish newly painted one-bedroom, one-bathroom condo in the vibrant community of Bridgeland. This modern home features an open-concept layout with large windows that fill the space with natural light. The contemporary kitchen boasts quartz countertops, a spacious island, and stainless steel appliances, seamlessly flowing into the cozy living area. Step out onto your private patio, an ideal spot for relaxing or entertaining. The generously sized bedroom includes a walk-through closet that leads to a well-appointed bathroom, offering both comfort and functionality. Additional conveniences include in-suite laundry, heated underground parking, and a secure storage locker and an onsite gym. Located in one of Calgary's most sought-after neighborhoods, this condo is just steps away from trendy restaurants, cafes, and shops. With easy access to downtown, transit, and the Bow River pathways, it offers the perfect balance of urban living and community charm. Don't miss the opportunity to make this beautiful home your own—schedule a viewing today!**

Inclusions: **None**
Property Listed By: **PropZap Realty**

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





