



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**510 EDMONTON Trail #306, Calgary T2E 3H1**

MLS® #: **A2187149**      Area: **Bridgeland/Riverside**      Listing Date: **01/19/25**      List Price: **\$349,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2017**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Heated Garage, Parkade, Stall, Underground**

Finished Floor Area

Abv Sqft: **581**

Low Sqft:

Ttl Sqft: **581**

DOM

**3**

Layout

Beds: **1 (1 )**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz: **1**

Utilities and Features

Roof: **Flat Torch Membrane**

Heating: **Baseboard**

Sewer:

Ext Feat: **Balcony, Courtyard**

Construction:

**Metal Siding , Vinyl Siding, Wood Frame, Wood Siding**

Flooring:

**Carpet, Ceramic Tile, Laminate**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**

Int Feat: **Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`11" x 4`11"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>19`4" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`4" x 10`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`7" x 9`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`9" x 10`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$467**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C2**

Legal Desc: **1611715**

Remarks

Pub Rmks: **Top Floor!! Amazing views of the city downtown landscape and to the South, large balcony to really get some sun. great one bedroom unit here....581 sq ft of living space with a great layout and full sized rooms. Many one bedroom units do not come with a dining area, this one is full size with ample room for a nice table and chairs. With south exposure there is loads of daylight as well. Primary bedroom has a nook for a home office and a second entry to the full bathroom. Living room has an approx. 15' high vaulted ceiling. In suite washer and dryer, bicycle room and additional storage in the locker area. Under ground heated parking stall is literally just steps to the elevator. Nicely finished as well with gas stove, granite countertops, matching S/S appliances, engineered hardwood, carpet and tile flooring. Fitness centre in the building as well. Walking distance to downtown and close to all major road systems for access anywhere in Calgary withing minutes. Come and take a look, this could be your next home!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Masters**

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





















