

110, 510 Edmonton Trail NE
Calgary, Alberta

MLS # A2293955



\$280,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Bridgeland/Riverside | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 590 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

Heating: Baseboard

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: -

Condo Fee: \$ 505

Basement: -

LLD: -

Exterior: Metal Siding , Vinyl Siding, Wood Frame, Wood Siding

Zoning: M-C2

Foundation: -

Utilities: -

Features: Stone Counters

Inclusions: Window Coverings

Come view this unique SECOND FLOOR UNIT, don't let the #110 number deceive you, this beautiful second floor home backs onto a peaceful and quiet courtyard. Perfectly positioned in the heart of Bridgeland, where location, lifestyle, and smart design come together, this bright and modern 1-bedroom + DEN condo, perched above the main level, offers enhanced privacy and security beyond typical 100-level units. Built in 2016, this well designed home maximizes every inch of its nearly 600sf layout. The open concept living space features contemporary finishes, a sleek kitchen with STAINLESS STEEL APPLIANCES, a GAS RANGE, and modern cabinetry - perfect for both everyday living and entertaining. The VERSATILE DEN is ideal for a home office, additional storage, or a quiet reading nook. Enjoy your PRIVATE BALCONY overlooking the courtyard, creating the perfect setting for relaxing or unwinding in a quiet, peaceful atmosphere. Large windows fill the space with natural light, while the spacious bedroom, full bathroom, and IN-SUITE LAUNDRY add to the home's overall comfort and convenience. Additional features include TITLED UNDERGROUND PARKING and a STORAGE LOCKER, along with access to building amenities such as a FITNESS CENTRE and DEDICATED BIKE STORAGE, providing both convenience and an active lifestyle. With it's location in one of Calgary's popular inner-city communities, you're just steps away from trendy cafes, restaurants, parks, river pathways, and the LRT, making commuting downtown or enjoying weekend outings effortless. Whether you're a first-time buyer, investor, or looking to downsize, this is an exceptional opportunity in a great location within a well managed building with LOW CONDO FEES.