

327, 510 Edmonton Trail NE  
Calgary, Alberta

MLS # A2211769



## \$299,900

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	584 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Animal Home, Quartz Counters		

**Inclusions:** N/A

Welcome to your new urban oasis in the vibrant Bridgeland neighborhood of Calgary! This stylish one-bedroom, one-bathroom condo offers the perfect blend of comfort and convenience in one of the city's most sought-after areas. Enjoy an open-concept layout with a bright and airy living space, perfect for relaxing or entertaining guests. Large windows flood the room with natural light, highlighting the modern finishes and cozy ambiance. The well-appointed kitchen boasts sleek quartz countertops, contemporary cabinetry, and high-quality stainless-steel appliances. The generous bedroom offers a peaceful retreat with ample closet space and quick access to your very convenient in-suite laundry and the 4-piece bathroom with modern fixtures and a clean, sophisticated design. Step outside to your private balcony and take in the scenic views of the neighborhood. It's an ideal spot for sipping your morning coffee or unwinding after a long day. Enjoy peace of mind with secure entry and titled underground parking stall which will alleviate ever having to scrape the snow off your car during Calgary's winters. Additionally, you'll be able to take advantage of the top-of-the-line gym equipment in the building's fitness room. Situated in the lively Bridgeland community, you're just steps away from trendy cafes, boutique shops, parks, and the C-Train station. Embrace the urban lifestyle with easy access to downtown Calgary and nearby amenities.