

**419, 510 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2162276**



**\$334,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	432 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, Stall, Titled, Under		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Storage		
<b>Inclusions:</b>	None		

Discover urban living at its finest in the vibrant Bridgeland neighborhood, just moments from downtown Calgary. This stunning one-bedroom residence offers the perfect blend of modern luxury and convenience. Step into a beautifully designed open kitchen featuring high-end appliances- all stainless steel and gas stove, sleek Quartz countertops, and stylish HARO laminate floors. The kitchen seamlessly flows into a spacious inviting living space, where oversized windows bathe the room in natural light. The laundry is conveniently located in the suite. Step from the main living space on to the east-facing balcony. Enjoy premium amenities including secured underground titled parking, a dedicated storage locker, bicycle storage, and access to a stunning courtyard. Stay active with a private fitness facility and take advantage of all the neighborhood has to offer - proximity to parks, trendy shopping, and Calgary's hottest new cafes and restaurants. Two pets are allowed with no weight restrictions.