

**128, 510 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2179274**



**\$375,000**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	734 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	\$ 595
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan		

**Inclusions:** N/A

Welcome to this stylish 2 bedroom plus den, 2 bathroom condo in the vibrant community of Bridgeland, offering the perfect balance of urban convenience and modern living. This spacious unit is ideal for investors or first-time buyers, with one of the largest layouts in the building. Upon entering, you'll be greeted by sleek engineered hardwood floors and an open-concept design that flows seamlessly from the chic kitchen to the bright living area. The kitchen is functional and stylish, featuring stainless steel appliances, a gas range, quartz countertops, and ample cabinetry. Oversized windows flood the space with natural light, creating a welcoming and airy atmosphere, and the air conditioning ensures year-round comfort. The primary bedroom serves as a private retreat with its own 3 piece ensuite and generous closet space, while the second bedroom offers versatility for guests, roommates, or a home office. The additional den at the front of the unit provides the perfect space for a home office, creative area or extra storage space. Step outside onto the spacious balcony, perfect for relaxing or entertaining while enjoying the city vibe. This condo also boasts a second 4 piece bathroom, in-suite laundry, heated underground titled parking, an assigned storage unit, bike storage, and access to a fitness gym and communal courtyard. The location is unbeatable, just minutes from downtown Calgary and within walking distance to the trendy shops, cafes, and restaurants of Bridgeland. With quick access to Memorial Drive for easy commutes around the city, this condo offers everything you need for a modern lifestyle. Don't miss the opportunity to make this exceptional home yours—book your private showing today!