

# \$323,500 - 306, 510 Edmonton Trail Ne, Calgary

MLS® #A2187149

**\$323,500**

1 Bedroom, 1.00 Bathroom, 581 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

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!

Built in 2017

## Essential Information

MLS® #	A2187149
Price	\$323,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1



Square Footage	581
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	306, 510 Edmonton Trail Ne
Subdivision	Bridgeland/Riverside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3H1

### Amenities

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Heated Garage, Parkade, Stall, Underground
# of Garages	1

### Interior

Interior Features	No Smoking Home, Breakfast Bar, Closet Organizers, Granite Counters, Vinyl Windows, Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Gas Stove, Microwave Hood Fan, Washer
Heating	Baseboard
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, Courtyard
Roof	Flat Torch Membrane
Construction	Metal Siding, Vinyl Siding, Wood Frame, Wood Siding

### Additional Information

Date Listed	January 19th, 2025
Days on Market	194

Zoning

M-C2

## **Listing Details**

Listing Office

Century 21 Masters

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