

**313, 510 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2287472**



**\$389,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	777 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 665
<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

Step inside and you’ll notice the difference is in the details, clean, modern finishes, a bright open layout, and natural light that makes the space feel airy, yet refined. The kitchen is a true focal point, finished with two-tone cabinetry that includes glossy white, flat-front upper cabinets, quartz countertops, a striking backsplash, and a breakfast bar that feels equal parts stylish and functional. High-end appliances complete the space with a sleek, elevated look. The dining area and living room flow together beautifully, creating a comfortable space that still feels polished, with large windows that keep the space light and inviting. The primary bedroom is a calm retreat with a private ensuite bath and generous closet space, while the second bedroom offers flexible luxury—ideal for guests, a home office, or a curated space of your own. A full second bathroom carries the same modern finishes, and in-suite laundry adds the convenience you’ll be glad to have. The large balcony is an easy extension of your living space, morning coffee, fresh air, or evening downtime with a view. This condo pairs elevated interiors with a location that’s hard to beat: minutes to downtown, surrounded by parks, boutique shopping, and some of Calgary’s most loved cafés and restaurants.