

**110, 510 Edmonton Trail NE
Calgary, Alberta**

MLS # A2293955



\$280,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Stone Counters		

Inclusions: Window Coverings

Come view this unique SECOND FLOOR UNIT, don't let the #110 number deceive you, this beautiful second floor home backs onto a peaceful and quiet courtyard. Perfectly positioned in the heart of Bridgeland, where location, lifestyle, and smart design come together, this bright and modern 1-bedroom + DEN condo, perched above the main level, offers enhanced privacy and security beyond typical 100-level units. Built in 2016, this well designed home maximizes every inch of its nearly 600sf layout. The open concept living space features contemporary finishes, a sleek kitchen with STAINLESS STEEL APPLIANCES, a GAS RANGE, and modern cabinetry - perfect for both everyday living and entertaining. The VERSATILE DEN is ideal for a home office, additional storage, or a quiet reading nook. Enjoy your PRIVATE BALCONY overlooking the courtyard, creating the perfect setting for relaxing or unwinding in a quiet, peaceful atmosphere. Large windows fill the space with natural light, while the spacious bedroom, full bathroom, and IN-SUITE LAUNDRY add to the home's overall comfort and convenience. Additional features include TITLED UNDERGROUND PARKING and a STORAGE LOCKER, along with access to building amenities such as a FITNESS CENTRE and DEDICATED BIKE STORAGE, providing both convenience and an active lifestyle. With it's location in one of Calgary's popular inner-city communities, you're just steps away from trendy cafes, restaurants, parks, river pathways, and the LRT, making commuting downtown or enjoying weekend outings effortless. Whether you're a first-time buyer, investor, or looking to downsize, this is an exceptional opportunity in a great location within a well managed building with LOW CONDO FEES.