

\$350,000 - 315, 510 Edmonton Trail Ne, Calgary

MLS® #A2122426

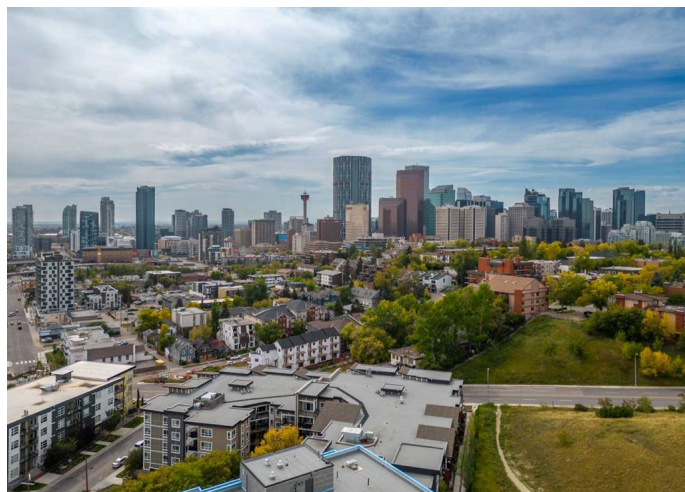
\$350,000

1 Bedroom, 1.00 Bathroom, 599 sqft

Residential on 0.00 Acres

Bridgeland/Riverside, Calgary, Alberta

Experience the epitome of urban living with this exceptional investment opportunity, ideally situated just minutes from the vibrant downtown core and within walking distance of Bridgeland's renowned 1st Ave district. Boasting a plethora of bespoke amenities at your fingertips, including schools, daycares, tantalizing restaurants, quaint cafes, upscale shopping, and picturesque walking paths and parks, this community offers the ultimate in convenience and lifestyle. Step into a rare gem within this sought-after complex, where a unique floor plan awaits your discovery. The modern two-tone kitchen, complete with a gas range, stainless steel appliances, under cabinet lighting, chic hardware, and quartz counters, is sure to captivate even the most discerning buyers. Adorned with stunning laminate flooring, the spacious living room provides the perfect retreat for unwinding after a busy day. Indulge in the luxury of a larger-than-average private balcony, offering delightful peek-a-boo views of rolling hills and a meticulously manicured courtyard. The expansive bedroom features a generously sized walk-in closet and access to the well-appointed 4-piece bathroom. Need a quiet sanctuary to focus or extra storage space? Look no further than the inviting den, ideal for a home office or additional storage needs. Revel in an abundance of natural light streaming through the huge patio doors and bedroom windows. This suite boasts a premium end unit, underground titled stall,



great for those particular parkers that hate door dings. Furthermore, take advantage of the assigned storage locker in a secure room, along with secured bike storage featuring easy access bike ramp out of the building.

Additional amenities include a fitness room and two elevators, providing added comfort and convenience. 2 pets allowed with board approval, no weight restrictions. No short term rentals allowed. Whether you choose to make this your new home or add it to your investment portfolio, rest assured you'll be a proud owner within this exceptional complex, surrounded by a welcoming community.

VIRTUAL TOUR AVAILABLE!

Built in 2016

Essential Information

MLS® #	A2122426
Price	\$350,000
Sold Price	\$347,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	599
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	315, 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, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard, Garden
Roof	Flat Torch Membrane
Construction	Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 8th, 2024
Days on Market	26
Zoning	M-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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