



GRASSROOTS

REALTY GROUP

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

MLS # A2287472



\$385,900

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 665
Basement:	-	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	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.