



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

107, 611 Edmonton Trail NE
Calgary, Alberta

MLS # A2315986



\$320,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	935 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 634
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters		

Inclusions: n/a

**** Enjoy worry-free living! Receive 12 months of condo fees included with a firm accepted offer**. Welcome to your ideal home in highly sought-after Crescent Heights—where inner-city convenience meets quiet, comfortable living. This vacant, move-in-ready main-level condo features 2 bedrooms, 2 bathrooms, and soaring 9-foot ceilings, along with a rare west-facing patio that does not face Edmonton Trail, offering a peaceful and private retreat right in the heart of the city. Inside, the bright, functional layout is designed for everyday comfort. You’ll find in-suite laundry, matching quartz countertops in the kitchen and both bathrooms, and durable laminate flooring throughout. Best of all, you’re steps away from walking paths that showcase stunning views of Downtown and Bridgeland—a standout feature for both first-time buyers and investors. Crescent Heights truly sets this home apart. Rotary Park is just moments away, offering tennis courts, a playground, splash park, dog-friendly spaces, and one of Calgary’s most breathtaking downtown viewpoints. You’re also only a 10–15 minute walk to the Bow River and Downtown, with shops, schools, playgrounds, and daily essentials all close at hand. Transit access is right out front, and the property includes titled underground parking to make city living effortless. This is Crescent Heights living at its best—quiet, convenient, walkable, and beautifully connected.**