



GRASSROOTS
REALTY GROUP

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311, 510 Edmonton Trail NE
Calgary, Alberta

MLS # A2335289



\$279,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	583 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: N/A

Experience elevated inner-city living in this exceptional TOP FLOOR condo in the heart of Bridgeland! Offering 1 bedroom, 1 bathroom, insuite laundry, and a versatile den/flex space, this thoughtfully designed home perfectly blends style, comfort, and convenience. Welcome to #311, 510 Edmonton Trail NE, where an open-concept floor plan is complemented by large windows that flood the space with natural light. The contemporary kitchen is beautifully appointed with quartz countertops, a spacious island, and stainless steel appliances, seamlessly connecting to the bright and inviting living area—ideal for both everyday living and entertaining. Step outside onto your private balcony, the perfect place to enjoy your morning coffee or unwind after a busy day. The spacious primary bedroom features a walk-through closet leading to a well-designed full bathroom, creating a functional and comfortable retreat. Additional highlights include HEATED underground TITLED parking, an assigned storage locker, convenient visitor parking in the parkade, and insuite laundry. Residents enjoy outstanding building amenities, including a fitness centre, secure bike storage, a beautifully landscaped private courtyard, and elevator access throughout this professionally managed building. Located in one of Calgary's most sought-after inner-city communities, you'll love Bridgeland's walkable streets, vibrant atmosphere, and unbeatable access to the Bow River pathway system, downtown, parks, boutique shopping, trendy caf  s, and some of Calgary's best restaurants. Whether you're a first-time buyer, investor, or looking to downsize without compromise, this stylish top-floor condo offers an exceptional opportunity to enjoy the very best of urban living. Book your private showing today!

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