

**304, 611 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2232013**



## \$349,900

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Hot Water, Natural Gas
<b>Floors:</b>	Ceramic Tile, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	-
<b>Features:</b>	Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 634
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** N/A

Stylish 2 Bedroom Condo in the Heart of Crescent Heights! Welcome to this beautifully maintained 2-bedroom, 2 bathroom condo located in the highly sought-after community of Crescent Heights. Perfectly situated just minutes from downtown Calgary, this spacious unit offers the ideal blend of urban convenience and peaceful living. Step inside to find a bright and open floor plan featuring large windows, modern flooring, and a functional kitchen with stainless steel appliances, ample cabinetry, and a breakfast bar. The living and dining areas flow seamlessly, perfect for entertaining or relaxing at home. The primary bedroom includes a private 4-piece ensuite and generous closet space. A second well-sized bedroom, another full bathroom, and in-suite laundry complete this well-appointed unit. Enjoy your private balcony for morning coffee or evening sunsets. The building is well-managed and offers secure entry, titled parking, bicycle storage and an elevator. Located steps away from shops, cafes, parks, transit, and the Bow River pathway, this condo offers the best of inner-city living. Whether you're a first-time buyer, downsizer, or investor, this home is a must-see!