

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

Your ideal inner-city condo in Crescent Heights is here. Vacant and ready to move in, this main-level, 2 bedroom, 2 bathroom home features 9-foot ceilings and a quiet west-facing patio that does not face Edmonton Trail, creating a peaceful retreat right in the heart of the city. The layout is bright and functional, complete with in-suite laundry for everyday convenience. Inside, you'll find matching quartz countertops in the kitchen and both bathrooms, laminate flooring throughout, and beautiful views of Downtown and Bridgeland. This property offers exceptional value for both first-time buyers and investors. The location is one of the best features. You're within walking distance to Rotary Park, which includes tennis courts, a playground, a water park, dog-friendly areas, and one of the most impressive downtown viewpoints in Calgary. You're also just 10-15 minutes from the Bow River and Downtown, with shops, playgrounds, schools, and everyday amenities only steps away. Transit is right out front, and the home includes titled underground parking. This is inner-city living at its best—quiet, convenient, walkable, and beautifully connected.