

118, 510 Edmonton Trail NE
Calgary, Alberta

MLS # A2337647



\$360,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: n/a

----- OPEN HOUSE Saturday from 10 AM- 12 PM (September 5th)----- Bright, Private 2 Bedroom, 2 Bathroom Condo in the Heart of Bridgeland Tucked into a quiet corner of one of Bridgeland's most walkable pockets, this 2 bedroom, 2 bathroom condo offers a rare combination of privacy and natural light. The open floor plan is filled with sunlight throughout the day, and the layout flows easily between the living, dining, and kitchen spaces, ideal for both quiet evenings in and entertaining guests. The kitchen is well equipped with modern appliances and generous counter space, making it functional for everyday cooking. The primary bedroom includes a private ensuite bath and closet, while the second bedroom offers flexibility as a guest room, home office, or den. A standout feature of this unit is the expansive sunny patio, a true extension of the living space, perfect for morning coffee or evening unwinding outdoors. This quiet patio leads to a private courtyard. This unit comes with a titled underground parking stall and an assigned storage locker. Building amenities include a gym and additional indoor visitor parking. Pets are welcome with board approval. Located just steps from Bridgeland's restaurants, cafés, ice cream shops, grocery stores, and nightlife, walking distance to Downtown. Book your showing today!