

**323, 510 Edmonton Trail NE
 Calgary, Alberta**

MLS # A2339922



\$249,900

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	535 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		

Inclusions: N/A

Welcome to Bridgeland Hill, where modern design, thoughtful amenities, and an unbeatable location come together. This bright and stylish 1-bedroom condo offers an open-concept layout with contemporary finishes and plenty of natural light. The unique bedroom features a sleek glass wall, creating a sense of separation while allowing light to flow throughout. The kitchen is finished with quartz countertops, stainless steel appliances, and a gas stove. Step outside to your private patio with convenient side walk-out access—perfect for enjoying your morning coffee or letting the day in. Additional features include in-suite laundry, a storage locker, and secured underground parking. Residents also enjoy access to a well-equipped fitness centre within the building. Located in the heart of Bridgeland, you're just minutes from downtown, with easy access to parks, restaurants, shops, transit, and everything this vibrant community has to offer. A fantastic opportunity for first-time buyers, professionals, or investors looking for a modern home in one of Calgary's most sought-after inner-city communities.