

203, 611 Edmonton Trail NE
Calgary, Alberta

MLS # A2341443



\$340,000

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	936 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 638
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Storage Rack in Laundry Room

INNER-CITY LIVING MEETS MODERN DESIGN in this spacious 2-bedroom, 2-bathroom condo in the heart of Crescent Heights. Located just off Edmonton Trail and 5th Avenue, this second-floor home puts you minutes from downtown while offering the space, functionality and convenience that make inner-city living easy. Step inside and you'll immediately appreciate the thoughtfully designed floor plan. The two bedrooms are positioned on opposite sides of the main living area, creating added privacy and making the layout ideal for roommates, guests, a home office or an investment property. At the centre of the home is a bright, open-concept living space that brings the kitchen, dining and living areas together. The modern kitchen features quartz countertops, stainless steel appliances, and plenty of cabinetry. A built-in island opens the kitchen to the living area and offers additional prep space with room to pull up a few barstools for casual dining or entertaining. The spacious living room provides plenty of flexibility for your furniture and opens directly onto a covered, east-facing balcony, an outdoor space to enjoy your morning coffee or unwind at the end of the day. Laminate flooring runs throughout the main living areas and bedrooms, while tile flooring provides a durable finish in both bathrooms. The primary bedroom features a convenient walk-through closet leading directly into its private 4-piece ensuite with a tub and shower combination. On the opposite side of the suite, the second bedroom offers another smart design feature: direct access to the second 4-piece bathroom. With an additional entrance from the main living area, the bathroom functions almost like a Jack-and-Jill setup, providing privacy for the bedroom while remaining easily accessible for guests. You'll also appreciate the convenience of separate in-suite laundry, secure bike

storage and your own TITLED UNDERGROUND PARKING STALL. And then there's the location. Crescent Heights remains one of Calgary's most desirable inner-city communities for good reason. From here, you're close to downtown, transit, schools, shopping, restaurants and the many local businesses along Edmonton Trail and Centre Street, with easy access to some of the city's best inner-city amenities. Whether you're a first-time buyer looking to skip the commute, an investor searching for a versatile two-bedroom layout, or simply someone who wants the convenience of living close to the heart of Calgary, this home delivers an excellent combination of LOCATION, LAYOUT AND VALUE.