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417, 510 Edmonton Trail NE
Calgary, Alberta

MLS # A2223289



\$335,000

Division:	Bridgeland/Riverside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	667 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 534
Basement:	-	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions:	NA
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Welcome to this bright and sunny 1 bedroom with Den condo located in the heart of Bridgeland—one of Calgary’s most vibrant and walkable communities. Perched on the top floor of a secure, pet friendly building, this unit offers privacy and quiet, with only one shared wall! Step inside to discover a warm and inviting space featuring upgraded lighting, brand new carpets, a beautiful modern aesthetic and a functional open layout. Enjoy your morning coffee or evening glass of wine on the courtyard-facing balcony, perfectly positioned to soak up the sunshine and fantastic views. This condo comes complete with underground titled parking, a separate storage locker, and access to the convenient building amenities including bike storage, and a fitness center. Just steps from your door, explore the countless cafes, restaurants, and local shops that make Bridgeland a favorite among young professionals. Commuting is a breeze with the C-Train just a 10-minute walk away, or stroll into the downtown core in only 20 minutes. Perfectly located, thoughtfully designed, and move-in ready—this is the ideal home base for city living.