

209, 611 Edmonton Trail NE
Calgary, Alberta

MLS # A2272514



\$224,990

Division:	Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	684 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 467
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Window coverings

Welcome to Arcadia at Crescent. This newly built (2014) and beautifully maintained 684 sq. ft. one-bedroom, one-bathroom condo is just steps from downtown Calgary in the heart of Crescent Heights. This spacious unit offers a surprisingly large living area for a one-bedroom layout, in-suite laundry, titled secure underground parking, elevator access, and a dedicated bike storage room. The interior features tile flooring in the kitchen and bathroom, complemented by laminate flooring throughout the living room and bedroom. The modern kitchen is equipped with quartz countertops and stainless steel appliances, while the bathroom is finished with quartz counters to match. A highlight of this home is the large west-facing covered balcony, facing away from Edmonton Trail to provide a quiet, sunny retreat and ensuring the interior stays peaceful year-round; perfect for relaxing afternoons or sheltered winter barbecues. Mere blocks from downtown and surrounded by parks, tennis courts, basketball courts, greenspace, the Bow River pathway, and the vibrant restaurants, cafés, and shops of Bridgeland, this home delivers the ideal blend of urban convenience and community charm. Book your showing today. This one won't last!