

206, 510 Edmonton Trail NE  
Calgary, Alberta

MLS # A2281996



# \$269,900

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	584 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 499
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

Welcome to this bright and spacious 1-bedroom home in the heart of vibrant Bridgeland. This thoughtfully designed unit features an open-concept layout with a well-defined dining area that flows seamlessly into the living room—perfect for both everyday living and entertaining. The modern kitchen is equipped with quartz countertops, a gas range, and full stainless steel appliances, offering both style and functionality. Large windows fill the space with natural light, leading out to a southeast-facing balcony with stunning views of downtown. The generously sized bedroom includes a walk-through closet that connects directly to the bathroom, complete with a bathtub. Additional highlights include in-suite laundry, an underground parking stall, and a separate storage locker. This pet-friendly building offers excellent amenities such as a fully equipped gym and convenient bike storage. Located just steps from Bridgeland’s shops, cafes, parks, and transit, this home combines urban living with comfort and convenience.