

313, 510 Edmonton Trail NE  
Calgary, Alberta

MLS # A2287472



**\$399,900**

**Division:** Bridgeland/Riverside

**Type:** Residential/Low Rise (2-4 stories)

**Style:** Apartment-Single Level Unit

**Size:** 777 sq.ft. **Age:** 2014 (12 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Heated Garage, Stall, Underground

**Lot Size:** -

**Lot Feat:** -

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 665

**LLD:** -

**Zoning:** M-C2

**Utilities:** -

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 665
<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>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

**Inclusions:** None

Step inside and you'll notice the difference is in the details, clean, modern finishes, a bright open layout, and natural light that makes the space feel airy, yet refined. The kitchen is a true focal point, finished with two-tone cabinetry that includes glossy white, flat-front upper cabinets, quartz countertops, a striking backsplash, and a breakfast bar that feels equal parts stylish and functional. High-end appliances complete the space with a sleek, elevated look. The dining area and living room flow together beautifully, creating a comfortable space that still feels polished, with large windows that keep the space light and inviting. The primary bedroom is a calm retreat with a private ensuite bath and generous closet space, while the second bedroom offers flexible luxury—ideal for guests, a home office, or a curated space of your own. A full second bathroom carries the same modern finishes, and in-suite laundry adds the convenience you'll be glad to have. The large balcony is an easy extension of your living space, morning coffee, fresh air, or evening downtime with a view. This condo pairs elevated interiors with a location that's hard to beat: minutes to downtown, surrounded by parks, boutique shopping, and some of Calgary's most loved cafés and restaurants.