

**305, 611 Edmonton Trail NE  
Calgary, Alberta**

**MLS # A2173900**



**\$429,800**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	923 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	0.65 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 671
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to this RARE third floor CORNER UNIT Best location of the building. Crescent Heights is highly desired, walk to downtown and all the fun shopping amenities in town. Prepare to be impressed, with this bright modern and spacious condo. This condo features, high ceilings, 2 bedrooms and 2 bathrooms including a master ensuite. Modern open living room and a sleek white kitchen with quartz onyx counter tops. Tons of windows allowing in natural light and BEST OF ALL, THE VIEW IS GORGEOUS, enjoy it from your living room or balcony. Also, comes with titled underground parking. This one is exciting must be seen! Call now for showings.