

**225, 510 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2176630**



**\$413,900**

<b>Division:</b>	Bridgeland/Riverside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	861 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** TV mount

Welcome to urban living at its finest in this sleek and stylish 2-bedroom, 2-bathroom condo, ideally located in the desirable Bridgeland neighbourhood! This unit combines modern design, functional space, and exceptional access to Calgary's top amenities. Features you'll love: spacious living and dining areas with premium finishes, hardwood floors, and large windows that bring in abundant natural light. Equipped with stainless steel appliances, quartz countertops, a gas range, soft-close cabinetry, and plenty of counter space &ndash; perfect for cooking and entertaining. A primary bedroom oasis featuring a walk-through closet and a luxurious ensuite bathroom with a glass-enclosed shower and double vanity. A spacious second bedroom ideal for guests or a home office, with its own full bathroom just steps away. In-suite laundry and storage, and a large, covered patio ideal for morning coffee or evening relaxation. The spacious patio is ground-level and offers a second entrance to the unit. Includes one titled, heated underground parking space and an assigned storage locker. Building amenities include a fitness center, bike storage, visitor parking and courtyard. Situated in Bridgeland, steps from top-rated cafes, restaurants, and local shops, with easy access to the Bow River pathways, Memorial Drive, downtown Calgary, and public transit options. This is your chance to experience modern urban living in a highly sought-after neighbourhood!