

**207, 611 Edmonton Trail NE**  
**Calgary, Alberta**

**MLS # A2220310**



**\$350,000**

<b>Division:</b>	Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	925 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane	<b>Condo Fee:</b>	\$ 634
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Other, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** TV Mount in Living Room

This exceptional 2 bed/2 bath condo in the sought after community of Crescent Heights is a must see! Featuring 925 sq ft of sunny open concept living space, the modern design offers both functionality and charm, perfect for entertaining family & friends. The kitchen features quartz countertops, stainless steel appliances and a good sized breakfast bar for additional seating. The spacious living/dining space features large sunny windows & beautiful laminate floors, making it ideal for both dinner parties & relaxing. The good sized deck overlooks the quiet community, perfect for enjoying a glass of wine on warm spring evenings. The tranquil primary features a large bow window, walk through closet & 4pc ensuite with quartz counters. The second bedroom is connected to the second 4 pc bath with a jack & jill door, ensuring extra privacy. The large laundry & in unit storage complete the unit. The titled heated underground parking is ideal in winter, as does the heated underground bike storage. The property is an easy walk or bike to downtown, making an easy commute. It offers quick access to km's of running/bike paths along the beautiful Bow River & Prince's Island Park, as well as exceptional dining & shopping options, make this the ideal property for those that enjoy downtown living. Book your showing today!