

# \$350,000 - 207, 611 Edmonton Trail Ne, Calgary

MLS® #A2220310

**\$350,000**

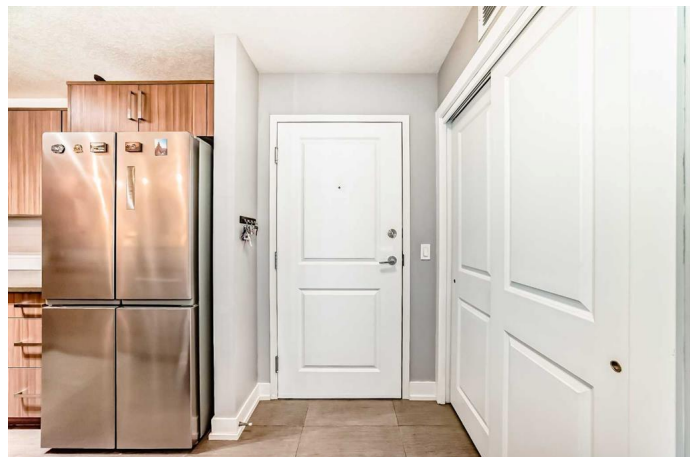
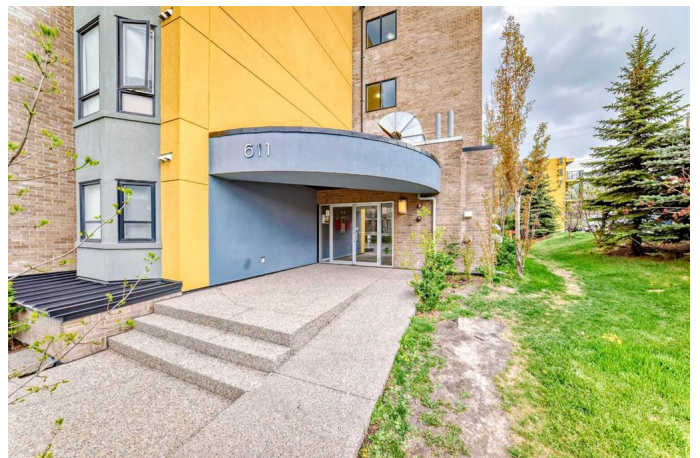
2 Bedroom, 2.00 Bathroom, 925 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

**\*\*OPEN HOUSE SAT. MAY 24/25\*\*** 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!

Built in 2014



## Essential Information

MLS® #	A2220310
Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	925
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	207, 611 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3J3

## Amenities

Amenities	Elevator(s), Trash, Bicycle Storage
Parking Spaces	1
Parking	Titled, Underground
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Closet Organizers, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Wall/Window Air Conditioner
Heating	Baseboard
Cooling	Window Unit(s)
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Flat Torch Membrane
Construction	Brick, Other, Stucco, Wood Frame

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	9
Zoning	DC

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.