

# \$349,900 - 303, 611 Edmonton Trail Ne, Calgary

MLS® #A2211822

**\$349,900**

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

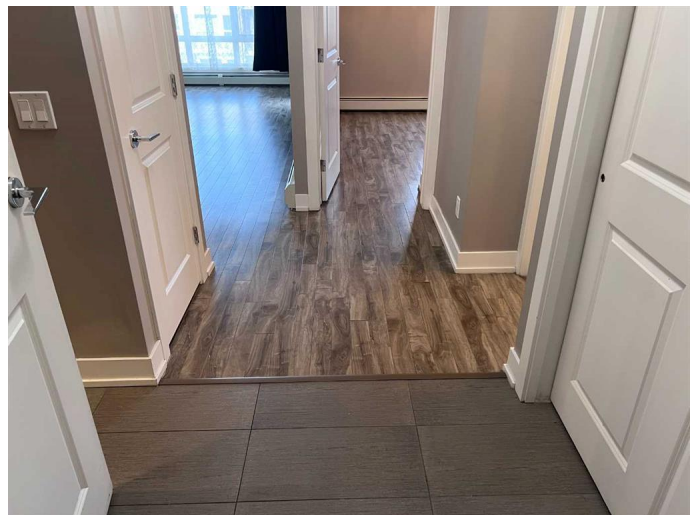
**\*\*OPEN HOUSE Sat May 10. 1:30-3:00pm\*\***

Nearly 950 square feet in size! Spacious and modern open concept layout with both bedrooms conveniently located on opposite sides of the unit. 9' ceilings and large windows allow for sunshine to beam through. Gorgeous open kitchen features quartz counters, undermount sink, stainless steel appliances, soft close cabinets, a raised eating bar, and a pantry. Tile and hardwood flooring throughout - no carpet in this unit. Both bedrooms are spacious and come with walk-through closets and full ensuites also with quartz counters. The laundry room has ample space for additional storage and a front loading washer and dryer. Enjoy your morning coffee on your east-facing balcony with fantastic views. Freshly painted and new light fixtures installed! One underground titled parking stall completes this unit. Within walking distance you'll find yourself downtown, near the river, parks, unique small businesses and much more!

Built in 2014

## Essential Information

MLS® #	A2211822
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	941



Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	303, 611 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3J3

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parkade, Underground

### **Interior**

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Natural Gas, Radiant
Cooling	None
# of Stories	4
Basement	None

### **Exterior**

Exterior Features	Balcony
Construction	Wood Frame

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	26
Zoning	DC

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.