

# \$355,000 - 303, 611 Edmonton Trail Ne, Calgary

MLS® #A2211822

## \$355,000

2 Bedroom, 2.00 Bathroom, 941 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

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, 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. 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	\$355,000
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	3
Zoning	DC

### Listing Details

Listing Office	Real Estate Professionals Inc.
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