

# \$349,900 - 304, 611 Edmonton Trail Ne, Calgary

MLS® #A2232013

**\$349,900**

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Crescent Heights, Calgary, Alberta

Stylish 2 Bedroom Condo in the Heart of Crescent Heights!

Welcome to this beautifully maintained 2-bedroom, 2 bathroom condo located in the highly sought-after community of Crescent Heights. Perfectly situated just minutes from downtown Calgary, this spacious unit offers the ideal blend of urban convenience and peaceful living.

Step inside to find a bright and open floor plan featuring large windows, modern flooring, and a functional kitchen with stainless steel appliances, ample cabinetry, and a breakfast bar. The living and dining areas flow seamlessly, perfect for entertaining or relaxing at home.

The primary bedroom includes a private 4-piece ensuite and generous closet space. A second well-sized bedroom, another full bathroom, and in-suite laundry complete this well-appointed unit.

Enjoy your private balcony for morning coffee or evening sunsets. The building is well-managed and offers secure entry, titled parking, bicycle storage and an elevator. Located steps away from shops, cafes, parks, transit, and the Bow River pathway, this condo offers the best of inner-city living.

Whether you're a first-time buyer, downsizer, or investor, this home is a must-see!

Built in 2014

## Essential Information



MLS® #	A2232013
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	304, 611 Edmonton Trail Ne
Subdivision	Crescent Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3J3

### Amenities

Amenities	Bicycle Storage, Elevator(s), Trash
Parking Spaces	1
Parking	Parkade

### Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Oven, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Hot Water, Natural Gas
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Brick, Stucco

### Additional Information

Date Listed	June 17th, 2025
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Days on Market	53
Zoning	M-C1

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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