



## Edmonton Alberta

\$439,900

**WALKABLE BELGRAVIA CONDO | 2 BED + DEN | UNDERGROUND PARKING** Live in the heart of Belgravia at Grand Scala! This top-floor 1214 sq ft condo offers 2 bedrooms + den, 2.5 baths, and an ideal layout for professionals, professors, or students. High ceilings, rich hardwood floors, and a bright open-concept living area with a gas fireplace create a warm and inviting feel. The kitchen features granite countertops, espresso cabinets, and stainless steel appliances. The spacious primary suite includes a walk-through closet with built-ins and a private ensuite. The second bedroom and den offer flexible space for guests, an office, or study area. Enjoy in-suite laundry, central A/C, a private balcony, and heated underground parking. Building amenities include a fitness room, social lounge, and car wash bay. Just steps to the LRT, Belgravia Hub, and Moods Cafe, with quick access to the U of A and river valley trails. Condo fees include heat and water. A perfect blend of style, comfort, and unbeatable location. (id:6769)

Living room 5.8 m X 6.05 m

Kitchen 2.94 m X 2.62 m

Storage Measurements not available

Den 2.06 m X 2.45 m

Primary Bedroom 3.27 m X 3.96 m

Bedroom 2 2.67 m X 4.72 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<https://erickyip.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
[ahmadsai@remax.net](mailto:ahmadsai@remax.net)