



GRASSROOTS
REALTY GROUP

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., 2932 Edenwold Heights NW
Calgary, Alberta

MLS # A2216936



\$249,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	1990 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Soaking Tub		

Inclusions: None

Welcome to this serene and quiet top-floor 1-bedroom, 1-bathroom apartment in the sought-after Northwest community of Edgemont. Offering 671 sq ft of well-designed living space, this unit features a spacious living room with a cozy fireplace, large bedroom, in-suite laundry, and an inviting east-facing balcony — perfect for enjoying your morning coffee. The dishwasher and stove have been recently replaced, adding extra value to the functional kitchen. Ideal for first-time buyers, downsizers, or investors, this well-maintained unit is part of a desirable complex offering exceptional amenities: indoor pool, hot tub, fitness centre, and a social/event room. Located just minutes from Nose Hill Park, public transit, schools, and shopping — with easy access to Shaganappi Trail and major roadways — this home offers outstanding convenience and lifestyle in one of Calgary's most established neighbourhoods.