



GRASSROOTS
REALTY GROUP

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107, 2033 Edenwold Heights NW
Calgary, Alberta

MLS # A2237108



\$275,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	887 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 700
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: REFRIGERATOR, WASHER/DRYER STACKED, WINDOW COVERINGS, RANGE HOOD, ELECTRIC STOVE, DISHWASHER.

****~ Welcome to the Desirable Edgecliffe Estates ~**** Located in the highly sought-after community of Edgemont, this ideally situated 886 SQFT apartment offers two spacious bedrooms and two full bathrooms, providing exceptional privacy tucked away at the back of the complex. Step into a bright and open-concept layout featuring a generous living room, a functional kitchen with a breakfast bar, and a designated dining area perfect for both everyday living and entertaining. The primary bedroom features a walk-through closet and a private ensuite, while the second bedroom is equally spacious and conveniently located next to the second full bathroom. A dedicated laundry room adds to the comfort and functionality of this home. Residents of Edgecliffe Estates enjoy access to a well-managed clubhouse offering premium amenities including an indoor pool, hot tub, steam room, fitness centre, and a recreation lounge with games tables, cozy sitting areas, and a full kitchen — ideal for social gatherings and private events. Perfectly positioned close to all amenities, including top-rated schools such as Winston Churchill High School, Tom Baines Junior High, and the University of Calgary, as well as Market Mall, Northland Shopping Centre, Nose Hill Park, and a wide range of professional services — this home delivers a balanced lifestyle of comfort, convenience, and opportunity right at your doorstep. Call today to book your private viewing of this apartment in Edgemont !