



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**14, 3014 Edenvold Heights NW
Calgary, Alberta**

MLS # A2237141



\$289,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: N/A

Main Floor Condo | 2 Bed | 2 Bath | Edgecliffe Estates. Welcome to Edgecliffe Estates! This well-maintained main floor unit offers 2 spacious bedrooms, 2 full bathrooms, and over 850 sq ft of functional living space. Enjoy a bright and sunny west-facing balcony, perfect for relaxing or entertaining. The unit features a practical open layout, ample storage, and large windows for plenty of natural light. Conveniently located near public transit, schools, parks, shopping, and other essential amenities. Residents enjoy access to an exceptional recreation facility including: Indoor swimming pool. Fully equipped fitness center, Steam room & sauna, Games and social room with kitchen — ideal for hosting gatherings. Condo fees include access to all amenities. This is an excellent opportunity for first-time buyers, investors, or those looking to downsize. Amazing value — book your private showing today!