



GRASSROOTS
REALTY GROUP

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

MLS # A2246096



\$289,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Main Floor Condo | 2 Bed | 2 Bath | Edgecliffe Estates Welcome to Edgecliffe Estates! This beautifully maintained main floor condo offers over 871 sq ft of functional living space, featuring 2 generous bedrooms and 2 full bathrooms. The open-concept layout is filled with natural light from large windows and includes a bright, west-facing patio—perfect for relaxing or entertaining. Enjoy the convenience of ample in-unit storage and a layout designed for comfortable everyday living. Ideally located close to transit, parks, schools, shopping, and all essential amenities. Residents of Edgecliffe Estates have access to a top-tier recreation facility, including: Indoor swimming pool. Fully equipped fitness center. Steam room and sauna. Games and social room with kitchen & ideal for gatherings. Condo fees cover access to all these outstanding amenities. A fantastic opportunity for first-time buyers, downsizers, or investors. Incredible value—schedule your private showing today!