



**22, 2722 EDENWOLD Heights NW**  
**Calgary, Alberta**

**MLS # A2247296**



**\$229,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Unit 22, second floor of building 2700 in Edenvold Heights NW, Calgary. This beautifully renovated 2-bedroom, 2-bathroom unit is located in the desirable Edgemont Community, offering easy access to both the inner city and new northern developments. Recent updates include new items such as flooring, a modern stove, hood fan, lighting fixtures, and window coverings. The spacious living room features a cozy fireplace and opens to a south-facing balcony. The updated kitchen is equipped with new stainless steel appliances and an inviting eating area. The in-suite laundry room provides additional storage, while the primary suite includes a walk-in closet and ensuite bathroom with a shower. The second bedroom is perfect for a child's bed and desk. Also your assigned parking stall right in front of the building. Residents enjoy access to a clubhouse with a swimming pool, fitness center, and party room, along with visitor parkings conveniently located at the main entrance. The complex has a walking distance to Edgepointe Village Shopping Mall, aslo minutes driving to Edgemont Shopping Centre and Country Hills Village Shopping Centre, which includes a SuperStore. This spacious unit is an excellent investment opportunity for 2025 or a perfect starter home in Calgary. Don't miss out!