



GRASSROOTS
REALTY GROUP

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22, 2722 EDENWOLD Heights NW
Calgary, Alberta

MLS # A2247296



\$245,000

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

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

Inclusions: N/A

Welcome to Unit 22, second floor of building 2700 in Edenwold 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!