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22, 2722 EDENWOLD Heights NW Calgary, Alberta

MLS # A2247296



\$246,810

Division: Edgemont Residential/Low Rise (2-4 stories) Type: Style: Apartment-Single Level Unit Size: 866 sq.ft. Age: 1990 (35 yrs old) **Beds:** Baths: Garage: Stall Lot Size: Lot Feat:

Heating: Water: Hot Water Floors: Sewer: Laminate, Vinyl Roof: Condo Fee: \$ 684 **Basement:** LLD: Exterior: Zoning: Stucco, Wood Frame 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!