



GRASSROOTS
REALTY GROUP

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**11, 2611 Edenwold Heights NW
Calgary, Alberta**

MLS # A2261921



\$312,000

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, Tile, Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 694
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Open house--- Sunday October 05 from 2:30-4:30 ----Beautifully located ground floor corner unit with a south facing balcony and over 850 ft.² of living space. This bright and inviting unit has been tastefully updated featuring a fully renovated kitchen 2024 with new countertops, a modern backsplash, and a brand new stove 2025 with a smart microwave hood fan 2025. The spacious living room is filled with natural light and complimented by a cosy corner gas fireplace. Step out to the covered balcony, perfect for summer barbecues. The open concept, layout connects to kitchen, dining, and living area. The large primary bedroom includes a walk through his and hers closet and a 3-piece en-suite. A second good size bedroom and a 4-piece bath complete the space. Enjoy the convenience of in unit laundry. This building was updated three years ago with new stucco and windows and offers exceptional amenities, including an indoor pool, hot tub, fitness centre, recreation room, pool table and party room. Also a possibility for renting a storage unit for a small cost of \$50/month. Just steps to nose Hill Park, shopping and schools. This property offers, comfort, convenience, and a community. Don't miss the opportunity to call this wonderful home yours!