



GRASSROOTS
REALTY GROUP

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**34, 2834 Edenwold Heights NW
Calgary, Alberta**

MLS # A2261946

\$285,000



Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	882 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 717
Basement:	-	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: All window coverings

Welcome to Edgecliffe Estates. This TOP FLOOR , CORNER UNIT is 2 bedroom, 2 bathroom, wonderfully updated and makes for a perfect home in one of Calgary's most sought after complexes. As you enter you are greeted with gorgeous laminate floors that lead you into your open floor plan living space. At over 880 square feet this home feels large and includes a fully updated kitchen with ample amount of cabinets, beautiful quartz counter tops and newer appliances. Adjacent to your kitchen is your dining space and your living room equipped with a gas fire place and north facing balcony overlooking a green space. This home is great for entertaining or for quiet nights at home with the family. Your primary bedroom is large enough for a king size bed, additional bedroom furniture and features it's own ensuite bathroom with a walk-in shower. The second bedroom is very large as well and is just next to the newly renovated second bathroom. The home has ample storage and in-suite washer and dryer. Edgecliffe Estates has some of the most amazing amenities included with your condo fees starting with a large indoor pool, fitness centre, party room and additional guest parking. You are steps to nose hill and some of the most amazing biking and hiking trails as well as quick access to downtown, market mall, northland mall, great schools and the airport. Edgemont is truly one of Calgary's premier communities, do not miss out on this opportunity to own this amazing home!