



**34, 1934 Edenvold Heights NW  
Calgary, Alberta**

**MLS # A2277548**



**\$269,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	886 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 749
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Don't miss your opportunity to own this excellent TOP FLOOR condo with UPDATED flooring, paint, trim, and all appliances! Edgecliff Estates offers exceptional amenities including a LARGE POOL & HOT TUB, steam room, fitness centre, and social room! You'll love the spacious living room with direct access to the top floor balcony, and made cozy by the corner fireplace! The primary bedroom has an ample walk-through closet and private en-suite. A 2nd full bath serves the 2nd bedroom and guests. Convenient storage and laundry (with new washer & dryer!) in the unit. This condo is a stone's throw to Nosehill Park, and the prestigious Edgemont community features extensive walking paths around the area including the Edgemont Ravine and Wetland, as well as public outdoor rinks, tennis courts, parks, playgrounds, and commercial amenities.