



GRASSROOTS
REALTY GROUP

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34, 2034 Edenwold Heights NW
Calgary, Alberta

MLS # A2281022



\$280,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	896 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Vacant and move-in ready with immediate possession, this bright and spacious unit in Edgecliffe Estates is perfect for first-time buyers, small families, or investors. The open floor plan features a cozy corner gas fireplace and sliding doors to a covered balcony. The primary bedroom offers a walk-through closet and private ensuite, while the oversized second bedroom is ideal for guests, kids, or a home office. Enjoy the convenience of in-suite laundry with storage. This well-managed complex boasts updated windows and balconies, a stucco exterior, concrete tile roof, and resort-style amenities including a pool, hot tub, sauna, fitness centre, games room, and kitchenette. Utilities included (except electricity). Close to schools, parks, and major amenities in the sought-after NW community of Edgemont. Outstanding value—don't miss this opportunity.