



GRASSROOTS
REALTY GROUP

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**21, 3221 Edenwold Heights NW
Calgary, Alberta**

MLS # A2287505



\$174,900

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	652 sq.ft.	Age:	1990 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Paved, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame
Foundation:	-
Features:	Closet Organizers, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 521
LLD:	-
Zoning:	M-C1 d65
Utilities:	-

Inclusions: N/A

AMAZING PRICE! FABULOUS LOCATION! Bright and spacious 1 bedroom, 1 bathroom suite located on the second floor of the well run and popular Edgecliffe Estates in the desired community of Edgemont. This apartment has a bright open concept kitchen/living/dining room area. The living room features a cozy corner gas fireplace and leads to a large balcony to enjoy. There is a Generous Sized Bedroom with a huge closet and a 4 piece bath (with new toilet and faucet) along with a convenient IN-UNIT LAUNDRY. One parking stall is provided and is located right at the entrance of the building and there is a large visitors parking available nearby. Edgecliffe Estates is pet friendly (dogs and cats allowed with board approval) and offers incredible amenities including an AMAZING residents only CLUBHOUSE with an Indoor Pool, Hot Tub, Sauna, Fitness centre, Social/Party/Games room with Pool table and a kitchen. Ideally located within walking distance of restaurants, schools, local shops and services as well as Nose Hill Park a stones throw away. Minutes away from Market Mall, Superstore, Costco, University of Calgary and major thoroughfares including Shaganappi, Crowchild and Stoney Trails and Country Hills and John Laurie Boulevard. Whether you are a first time buyer, downsizer or investor this well priced unit offers incredible value, location and lifestyle! Book your showing today!