



**2414 Edenwold Heights NW  
Calgary, Alberta**

**MLS # A2290152**



**\$260,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** N/A

Welcome to this main floor 2-bedroom, 2 full bath, corner unit condo located in Edgecliffe Estates. The kitchen boasts quartz counters, and stainless-steel appliances, and is open to both the dining and living rooms, all with brand new laminate flooring. The living room features a gas fireplace, and access through the patio door to the balcony / patio, and access to yard space. Both bedrooms are a really good size, located at opposite ends of the condo for more privacy. The primary bedroom containing a walk-through closet, ensuite bathroom also with quartz counter, and windows on two sides. Edgecliffe Estates is a quiet community with loads of features, swimming pool, gym, hot tub, and a club house for birthday parties and more. Located an easy walk to shopping across the street, and around the corner from Nose Hill Park.