



**23, 2623 Edenvold Heights NW
Calgary, Alberta**

MLS # A2300608



\$268,800

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	930 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this well-maintained and recently renovated 2 bedroom, 2 bath apartment in the prestigious Edgecliffe Estates, offering 930 sq ft of comfortable living space—perfect for first-time home buyers seeking move-in ready convenience in one of Calgary's premier communities. Step inside and be greeted by the bright open-concept living space. The newly fully renovated Kitchen (2025) showcases ample cabinetry, updated quartz countertops, beautiful tile backsplash, updated vinyl plank flooring, and stainless steel appliances including Brand new electric stove and dishwasher. Right next to the Kitchen sits your good-sized Dining area, flowing seamlessly into your Living room equipped with a cozy corner gas fireplace and access to your private Balcony. Perfect for all-year-round relaxation—enjoy summer evenings on the balcony and cozy winter nights by the fireplace. Your spacious Primary bedroom features a North-east-facing corner window, bathing the room in natural sunlight during your mornings. A walk-through closet and 3-piece ensuite add everyday convenience. The second well-sized bedroom offers a large built-in closet and sits right next to a 4-piece bathroom. Both bathrooms have been recently updated with quartz countertops and new toilet seats for fresh, modern comfort. This home includes its own in-suite Laundry room and an assigned parking stall right in front of the building for added convenience. Your condo fees include access to amazing clubhouse amenities—an indoor pool, hot tub, sauna, fully equipped gym, games room, common area kitchen, and party room. The complex was fully face-lifted a few years ago with newer stucco, newer windows, balconies, and patio doors for all units, ensuring modern comfort and curb appeal. Located in prestigious Edgemont, this unit sits across the street from Nose Hill Park

with some of the most amazing biking and hiking trails right at your doorstep. You're steps from a Catholic elementary school and shopping, and only minutes from Edgemont Elementary School, Tom Baines Junior High School, Market Mall, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Quick access to downtown, Northland Mall, and the airport makes commuting effortless. Edgemont is truly one of Calgary's premier communities—don't miss this chance to own this amazing, move-in ready home with resort-style amenities!