



**31, 1131 Edenwold Heights NW
Calgary, Alberta**

MLS # A2142261



\$300,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	883 sq.ft.	Age:	1990 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Fireplace(s), Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 658
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

GREAT NEW PRICE - Edgecliffe Estates is perfection, for the no-maintenance, all-inclusive lifestyle most owners of condominiums are looking for: minutes to Nose Hill Park AND all access routes (201, 1A, 2, and 1 for highways), AND INCLUDES: Gym Fitness, Indoor Pool, Hot Tub, Sauna, Entertainment/Kitchen Facility, added Storage, Visitor, Garage/RV Parking, plus, is pet-friendly, tenant-friendly, well-managed, AND has onsite weekday personnel, to service Owner inquiries, and facilitate with the Property Management. 1131 Edenwold Heights NW is a TOP-Floor 883 square foot CORNER UNIT, with beautiful open VIEW of the green space opposite, directly across from the Edgecliffe Clubhouse and Visitor Parking, and has RECENT UPGRADES throughout: Enjoy the Luxury Vinyl Plank Flooring, New Paint and Baseboards, LED Fixtures, chrome Faucets, and flip through the Virtual Staging in the iGuide 3D Tour, with Detailed Floor Plans to give you an in-person feel, before you visit. The open concept layout includes a large Foyer, separate Laundry Room, and the wrapped Kitchen, Living Room with Fireplace and Dining Room are all full-lifestyle capacity, for owners of all kinds up to full families comfortably. Both Bedrooms are able to hold Queen OR King-sized furnishings (from experience) and added Desk space each, if so desired. The Complex has also received recent care and attention, and ALL Documents are available in the Supplements for review - sit out on the glass-railing Balcony, to talk through your opportunity, but not for too long - immediate possession available, before winter closes in!