



**2513, 2513 Edenwold Heights NW  
Calgary, Alberta**

**MLS # A2160538**



**\$283,500**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	868 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** N/A

Opportunity knocks! Excellent value for this 2 Beds 2 Baths condo apartment. The open concept of the Living Room, Dining Room, and Kitchen. The bright east facing Living room with cozy corner Gas Fireplace and easy access to the patio. The Dining room is next to the open white Kitchen with an eating bar. Spacious Master Bedroom with walk-through closet with closet organizer and a 3 pc Ensuite. The 2nd good-sized Bedroom has a big built-in closet and is next to a 4 pc main Bath and in-suite Laundry/storage room. This unit has 1 assigned parking and access to the amazing clubhouse that includes an indoor pool, hot tub, sauna, fully equipped gym, games room, common area kitchen, and party room. This complex was fully face lifted few years ago with newer stucco, newer windows, balconies and Patio doors for all the units. Excellent location across the street from Nose Hill Park, Catholic elementary school, and shopping. Only minutes from Edgemont Elementary School, Tom Baines Junior High School, Market Mall, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Don't miss this chance!