



**1712 Edenwold Heights NW
Calgary, Alberta**

MLS # A2167806



\$295,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	648 sq.ft.	Age:	1990 (34 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Stone Counters		

Inclusions: none

OPEN HOUSE SUNDAY NOVEMBER 24 2-4 PM Welcome to luxury.....this entire suite located in this very desirable and amenity rich condominium community in Edgemont has been Completely Renovated and is sure to impress! From floor to ceiling, this 1 bedroom suite has been transformed from the new luxury vinyl plank flooring right up to the added lighting and knock down stipple ceilings. Move in soon and be the first to fully enjoy this gorgeous space. The open floor plan features a show-stopping 2 toned kitchen with custom made cabinetry (including pantry), accented by quartz counters and brand new stainless steel appliances. This space flows seamlessly into the adjacent dining area and overlooks the spacious living room with corner feature fireplace and offers sliding doors to the outdoor patio. The stylish bedroom provides enough room for even the largest furniture and is accented with a feature wall with wall sconces. The bathroom exudes luxury and features all new flooring, cabinetry, plumbing fixtures and lighting (including addition shower lighting and smart mirror) The insuite laundry room has been refreshed and features brand new front loading laundry set. The amenities building located centrally in this complex featues a meeting room, gym and pool....all included in your condo fees. Your assigned surface parking stall is near your suite and visitor parking is abundant. Book your private viewing today and be prepared to be wowed! (Updates include; Moen plumbing fixtures, custom made cabinetry and countertops, complete Samsung appliance package, Updated lighting from Cartwright lighting, Entire ceiling replaced with knockdown finish, Sherwin Williams and Benjamin Moore paint, New LPV throughout, Wallpaper from Walls Alive, Brand new doors throughout)