



GRASSROOTS
REALTY GROUP

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2414 Edenvold Heights NW
Calgary, Alberta

MLS # A2170278



\$294,999

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	874 sq.ft.	Age:	1990 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this freshly painted, main floor 2-bedroom, 2 full bath, corner unit apartment located in Edgecliff Estates. The kitchen boasts quartz counters, and stainless-steel appliances, and is open to both the dining and living rooms. 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 with the primary bedroom containing a walk-through closet, ensuite bathroom also with quartz counter, and windows on two sides. Edgecliff 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.