



GRASSROOTS
REALTY GROUP

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**2413, 2413 Edenwold Heights NW
Calgary, Alberta**

MLS # A2186841



\$274,900

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	641 sq.ft.	Age:	1990 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Smoking Home, Open Floorplan, Recreation Facilities, See Remarks, Storage, Vinyl Windows		
Inclusions:	TV mounting bracket		

HOLD UP! You're looking for an awesome apartment close to everything you could need at a great price with low condo fees, and this is it! This amazing unit comes with 2 parking stalls - 1 just outside the door, and 1 in a SINGLE DETACHED GARAGE just for you! Keep your car clear of snow in the winter while enjoying storage potential most other units can't offer. This spacious unit has a great open floor plan with 1 HUGE bedroom and renovated bathroom. With new vinyl plank floors and fresh paint combine with the white cabinets to create a bright and welcoming atmosphere. The large living room boasts a gas fireplace and sliding door onto your patio overlooking a wide lawn between you and the next building creating space and privacy. The open and functional kitchen offers loads of counter space with eating bar, perfect for entertaining or preparing meals. Your dining area is open to the kitchen and living room, but also out of the way defining each room in a way you don't often see in newer apartments. The unit has an in-suite laundry room as well. There is plenty of visitor parking in front of the amenities building. OH THAT'S RIGHT - you'll enjoy amenities including indoor pool, steam room, fitness centre, party room and table games included in your condo fees! You're also a short walk to Nose Hill Park and close to many community parks and greenspaces. Quick access to major routes, public transit, shopping, restaurants, and schools make it easy to commute and enjoy all Calgary has to offer. Pets are allowed with board approval. This makes it a convenient and affordable home!