



**13, 2713 Edenvold Heights NW  
Calgary, Alberta**

**MLS # A2205245**



**\$318,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	869 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Baseboard, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 684

**Basement:** None

**LLD:** -

**Exterior:** Stucco, Wood Frame

**Zoning:** M-C1

**Foundation:** -

**Utilities:** -

**Features:** Laminate Counters, No Smoking Home, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Lovely and spacious main level condo in Edgemont, one of Calgary's most popular and established neighborhoods! This unit stands out from the rest, as it includes a single detached garage, plus two other parking stalls! Recent upgrades include new vinyl plank flooring in the living room/kitchen and high quality carpet in the primary bedroom, as well as a new dishwasher. The kitchen/dining area is functional and efficient, with plenty of counter space and ample storage, including a pantry closet. Stainless steel appliances add a modern touch. The spacious and bright living room opens onto a private patio and a green space beyond. Primary bedroom has a walk-thru closet, leading to a three piece ensuite bathroom. A second large bedroom, four piece bathroom and laundry/storage unit completes this amazing condo. The amenities of this professionally managed complex include an indoor pool, steam room, sauna, gym/fitness area, and a party room with kitchenette. There are numerous walking/biking pathways and parks nearby; Nose Hill Park is just a five minute walk.