

**., 2612 Edenvold Heights NW  
Calgary, Alberta**

**MLS # A2299303**



**\$298,892**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Floors:** Laminate

**Roof:** -

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Quartz Counters, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 684

**LLD:** -

**Zoning:** M-C1 d65

**Utilities:** -

**Inclusions:** N/A

2612 Edenvold Heights NW | Gorgeous Renovation & One of, if not the best, apartments to ever come on the market in Edgecliffe Estates | Fantastic Location! | 2 Bed, 2 Bath Ground Floor Apartment | NEW Flooring Through-Out | NEW Kitchen Overlooking Large Bright Living Room With Corner Gas Fireplace & Access To A South Facing Patio | Generous Sized Primary Bedroom With Walk Through Closet To Amazing 3 PCE Ensuite | NEW 4 PCE Bathroom | Convenient In-Suite Laundry With Stacking Washer & Dryer | Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer | Walking Distance To Schools, Parks, Restaurants & Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland Mall , U Of C | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Vacant Ready To Move In | Condo Fees \$684.03 | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS & Are Allowed Dogs & Cats Subject To Board Approval | No Elevators In Complex | Outdoor Parking - No Underground Parking