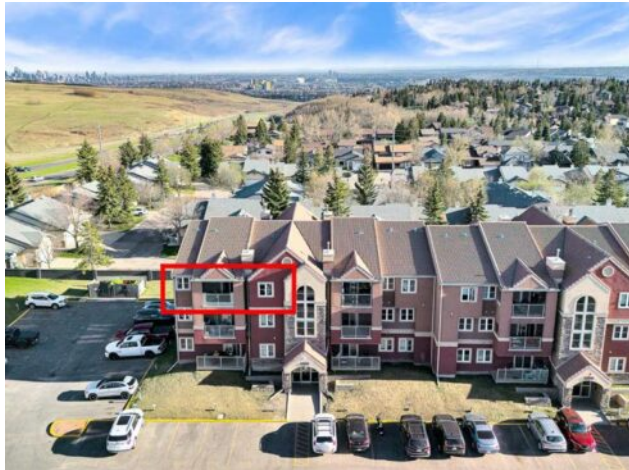


1332, 1332 Edenwold Heights NW
Calgary, Alberta

MLS # A2310964



\$215,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Concrete	Condo Fee:	\$ 700
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Vinyl Windows		

Inclusions: N/A

*** OPEN HOUSE SUNDAY 14 JUNE 1PM TO 3PM*** The LOWEST PRICED 2 bedroom, 2 bathroom unit with parking and insuite laundry in North West Calgary! Exceptional value meets outstanding lifestyle in this TOP FLOOR CORNER UNIT located in the highly desirable community of Edgemont. Providing incredible amenities, and a location steps from Nose Hill Park, this is an opportunity that offers both comfort and convenience at an affordable price point. Inside, the well designed unit features a spacious living area with a cozy gas fireplace, a separate dining space, and patio doors leading to a covered balcony. The kitchen offers stainless steel appliances, a breakfast bar, and practical workspace for food prep. The primary bedroom includes a walkthrough closet and private ensuite bathroom, while the second bedroom is generously sized and positioned near the main full bathroom, making the layout ideal for roommates, guests, small families. Additional features include in-suite laundry, and a conveniently located parking stall right outside the building entrance. Residents of Edgecliffe Estates enjoy access to an impressive amenity centre that truly enhances daily living, including a swimming pool, hot tub, steam room, fitness centre, recreation room with pool table, lounge area, and full kitchen. It's a lifestyle that offers the feel of resort-style living. Set in one of northwest Calgary's most sought after communities, you are surrounded by pathways, parks, shopping, transit, schools, and everyday amenities. Whether you enjoy morning walks through Nose Hill Park, staying active in the fitness facilities, or simply appreciating the peace of a top floor corner unit, this home delivers outstanding value and an easy lifestyle in a fantastic location. Offering IMMEDIATE POSSESSION. Book your showing today and find out why this could be a smart

move for you!