

**2031, 2031 Edenvold Heights NW  
Calgary, Alberta**

**MLS # A2322339**



**\$242,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	881 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 700
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully updated top-floor apartment which has been freshly painted and offers a bright, modern feel throughout. Complete with a sunny south-facing balcony. The updated kitchen features quartz countertops and stainless steel appliances, all overlooking the open-concept living and dining area. The spacious living room is highlighted by a cozy gas fireplace and large patio doors that fill the space with natural light. The primary bedroom includes a walk-through closet leading to a private 3-piece ensuite. A second bedroom is conveniently located beside the main bathroom, making it perfect for guests or roommates. Additional features include in-suite laundry, a covered private balcony, and an outdoor parking stall located directly in front of the building. This well-managed complex offers exceptional amenities, including a renovated indoor pool, hot tub, steam room, fitness centre, games room with pool table, and a large social room with a full kitchen. Located in the highly sought-after community of Edgemont, this home is within walking distance to schools, parks, restaurants, and beautiful Nose Hill Park. Enjoy quick access to Market Mall, public transit, Co-op, Superstore, Edgemont Athletic Club, plus countless playgrounds and walking pathways. Easy to show - book your private viewing today!