

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

**MLS # A2322742**



**\$278,872**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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> | -                                  |               |                   |

|                    |                                             |                   |          |
|--------------------|---------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                                   | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Laminate                                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                           | <b>Condo Fee:</b> | \$ 684   |
| <b>Basement:</b>   | -                                           | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stone, Stucco, Wood Frame                   | <b>Zoning:</b>    | M-C1 d65 |
| <b>Foundation:</b> | -                                           | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Quartz Counters, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

2612 Edenwold 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 Stainless Steel Appliances | NEW Kitchen Cabinets & Quartz Countertops 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 | Some Photos Have Been Virtually/Digitally Staged With Furniture & Decor For Illustrative Purposes Only; These Items Are Not Included With The Property.