

**3400, 2422 Edenwold Heights NW
Calgary, Alberta**

MLS # A2326602

\$249,900



Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	868 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome Home! Calling all first time buyer and savvy investors. Why pay rent when you can own!. Perfectly laid out & absolutely ready for the new proud owner. Welcome to 2 Bed + 2 full Bath beautiful and spacious condo. This unit is conveniently located with short walking distance from the parking stall and to a spacious entrance. This reasonably maintained unit is blessed with spacious kitchen, quality floor, counter tops, good sized rooms with plenty of natural light throughout. From the living room walk out to the spacious balcony where you can entertain and BBQ. The 2 spacious bedrooms plus 3 piece ensuite and 4 piece bathroom are on opposite sides which allows endless privacy. Almost forgot to mention that unit is located walking distance to Gas Station, Restaurants, Clinics and all other daily conveniences that we can think of. Please go ahead and book your private showing today as you will not be disappointed. Good Luck!