

**., 1532 Edenwold Heights NW
Calgary, Alberta**

MLS # A2349957

\$189,981

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	670 sq.ft.	Age:	1990 (36 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 537
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

1532 Edenwold Heights NW | Fantastic Location! | 1 Bedroom, Third Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom | 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 \$537.45 Includes: 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.