

**2931, 2931 Edenwold Heights NW**  
**Calgary, Alberta**

**MLS # A2206976**



**\$249,999**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Natural Gas

**Floors:** Vinyl

**Roof:** Clay Tile

**Basement:** -

**Exterior:** Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** Open Floorplan, Pantry

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 700

**LLD:** -

**Zoning:** M-C1 d65

**Utilities:** -

**Inclusions:** N/A

Don't miss this great opportunity to own a top-floor 2-bedroom, 2-bathroom condo in Edgecliffe Estates, offering over 880 sq. ft. of bright living space. The condo features a master bedroom with a 4-piece ensuite and walk-in closet, a spacious second bedroom, in-suite laundry with recently replaced washer and dryer, a cozy gas fireplace, and all appliances included. The beautiful vinyl flooring adds to the appeal. Residents also have exclusive access to the Edgecliffe Club, which includes an indoor pool, sauna, hot tub, exercise and weight rooms, and a party room. With its sunny atmosphere and great amenities, this condo is a must-see!