

**1822, 1822 Edenwold Heights NW
Calgary, Alberta**

MLS # A2211490



\$289,800

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	872 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 680
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Recreation Facilities, Storage		

Inclusions: N/A

Excellent Location at Edgecliffe Estates Complex for first-time buyers or investors in the popular community of Edgemont with 3 Top Ranking Public Schools from Elementary to High School. This Bright and spacious CORNER unit is on the 2nd floor with New Vinyl Plank. An open concept floor plan - 2 bed & 2 bath with private west facing BALCONY overlooking quiet corner of the complex. The master bedroom is situated on the corner with windows to view nose hill park and some city views and offers walk through closets to a 3-pc Ensuite. Another well-sized bedroom and 4-piece bath are separated by the main living area featuring a gas fireplace. The kitchen provides plenty of cabinets, and a breakfast bar. Next to a dedicated dining area. Convenient in suite LAUNDRY/storage room is on the right side of the Entrance. Condo fee includes heat/water and access to private Clubhouse amenities including indoor pool, hot tub, steam room, GYM, and social room with kitchenette and pool table. Only a 2 min walk to Nosehill Park, close to Two Elementary Schools in the Community, easy access to UofC, Shaganappi, Crowchild, & Stoney Trail.