

14, 2714-3400 Edenvold Heights
Calgary, Alberta

MLS # A2174106



\$299,995

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	863 sq.ft.	Age:	1990 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 643
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 2700-14 Edenvold Heights NW! This fantastic ground floor apartment is highly upgraded, offers a great location and comfortable living. Featuring 2 bedrooms and 2 bathrooms, the spacious living room is bright and cozy, complete with a corner gas fireplace and access to a private covered patio facing North. Enjoy an open concept layout with a kitchen that boasts a breakfast bar, perfect for entertaining. The generous primary bedroom includes a walk-through closet and a 3-piece ensuite for added convenience. Plus, you'll appreciate the in-suite laundry! The complex, Edgecliff Estates, is well-maintained and features patio doors and balconies. Residents have access to an amazing clubhouse with a swimming pool, hot tub, steam room, loaded gym, and social/games room with a pool table, plenty of visitor parking slots, onsite management office. This apartment is perfect for first-time buyers or as an investment. You'll love the nearby schools, parks, restaurants, and proximity to Nose Hill Park. Edgemont is known for its abundance of parks and pathways, making it a great neighborhood to explore. Conveniently located near Superstore, Costco, Northland & Market Mall, as well as the Children's & Foothills Hospitals, U of C, and SAIT, with easy access to major roads like Shaganappi Trail and Stoney Trail. Do not miss this opportunity to own almost new home.