

1712 Edenvold Heights NW
Calgary, Alberta

MLS # A2185047



\$279,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	648 sq.ft.	Age:	1990 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 490
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Stone Counters		

Inclusions: None

Step into a world of unparalleled elegance and modern living with this completely renovated 1-bedroom suite, situated in the most amenity-rich condominium communities in Edgemont. Designed with the utmost attention to detail and quality, this home is the perfect blend of sophistication and functionality—ideal for those who appreciate craftsmanship and style. From the moment you walk through the door, you’ll notice the transformation. Every inch of this suite has been thoughtfully upgraded, from the new luxury vinyl plank flooring underfoot to the exquisite knockdown stipple ceilings overhead. The open-concept layout is perfect for both relaxation and entertaining, with a seamless flow from the show-stopping kitchen to the dining and living areas. The kitchen is a true masterpiece. Custom-made cabinetry, including a spacious pantry, pairs beautifully with sleek quartz countertops, offering both form and function. Brand-new, top-of-the-line Samsung stainless steel appliances invite you to indulge your inner chef, whether you’re preparing a casual meal or hosting friends for dinner. Adjacent to the kitchen, the dining area overlooks the expansive living room, where a cozy corner fireplace creates a perfect focal point. Sliding glass doors lead you to your private outdoor patio, offering the ideal space to unwind and enjoy the view. Alternatively, you could choose to use the breakfast bar for dining and create a stylish at home office in the dining room area. The bedroom is generously sized, easily accommodating even the largest furniture pieces, and features a stylish accent wall with built-in wall sconces for a touch of luxury. Your mornings will feel like a retreat in the newly renovated bathroom, featuring elegant new flooring, custom cabinetry, and Moen plumbing fixtures. A smart mirror with additional lighting and a beautifully designed shower

complete the spa-like experience. The suite also includes a refreshed laundry room with a brand-new front-loading washer and dryer set, adding to the home's effortless convenience. As part of this coveted community, you'll also enjoy exclusive access to a range of high-end amenities, all included in your condo fees. The central amenities building houses a fully equipped gym, a pool, and a meeting room, all available to enhance your lifestyle. For added convenience, your assigned parking stall is located just steps from your suite, with plenty of visitor parking available for guests. Every detail has been carefully chosen, from the premium paint finishes by Sherwin Williams & Benjamin Moore, to the stylish wallpaper from Walls Alive, and the designer lighting by Cartwright Lighting. Whether you're entertaining guests or enjoying a quiet evening at home, this luxurious suite offers the perfect setting to live your best life. Book your private viewing today and step into the luxury and comfort that awaits you in Edgemont!