

3124, 3124 Edenwold Heights NW
Calgary, Alberta

MLS # A2192984



\$259,000

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

Heating:	Baseboard	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 521
Basement:	None	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan		

Inclusions: N/A

****OPEN HOUSE SUNDAY MARCH 9th 2:00pm-4:00pm**** Fantastic opportunity to make your home in this lovely 1 bedroom / 1 bath condo in the popular EDGECLIFFE ESTATES project, in this prime spot just steps to Nose Hill Park, bus stops & shopping. This terrific 2nd floor unit enjoys new vinyl plank floors, insuite laundry, outdoor parking stall & covered West-facing balcony with mountain views. Super open concept floorplan featuring spacious living room with gas fireplace & decorated in designer paint colours, nice-sized dining room area & kitchen with extended counter/table. The bedroom is an incredible size & comes complete with a huge closet. Handy insuite laundry/storage room with space-saving washer/dryer. Your assigned parking stall - with plug-in, is conveniently located only a few short steps away. The monthly condo fees include heat & water-sewer, plus access to the amazing residents' rec centre with its indoor swimming pool & hot tub, steam room, fitness centre & lounge with kitchen, fireplace & games area with pool & ping pong tables. Neighbourhood schools & amenities are all just moments away, & with its quick access to Shaganappi Trail you're within easy reach of the University of Calgary & Foothills Medical Centre, major retail centers, LRT & downtown.