

**21, 2421 Edenvold Heights NW
Calgary, Alberta****MLS # A2250526****\$199,900**

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	653 sq.ft.	Age:	1990 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: none

ONE BEDROOM UNIT WITH A GREAT LOCATION IN NW EDMONTON COMMUNITY! Excellent opportunity to own a home in the well-equipped Edgcliffe Estates complex. This roomy unit boasts an open floor plan with a bright living room with a fireplace opening to a west-facing balcony. The dining area is located next to the kitchen featuring a full appliance package and a small sit-up breakfast counter. The layout is completed with the bedroom featuring a large full-length wall closet, 4-piece bath & in suite laundry/storage room. The complex has an impressive clubhouse with a full gym with free weights & cardio & strength training equipment, pool, hot tub, steam room, recreation room with pool table & a full kitchen available for functions. The complex is located close to the U of C, shopping, schools, entertainment & is just steps from Nose Hill Park. Welcome Home!