

**34, 1934 Edenwold Heights NW
Calgary, Alberta**

MLS # A2277548



\$279,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	886 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 749
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Don't miss your opportunity to own this excellent TOP FLOOR condo with UPDATED flooring, paint, trim, and all appliances! Edgecliff Estates offers exceptional amenities including a LARGE POOL & HOT TUB, steam room, fitness centre, and social room! You'll love the spacious living room with direct access to the top floor balcony, and made cozy by the corner fireplace! The primary bedroom has an ample walk-through closet and private en-suite. A 2nd full bath serves the 2nd bedroom and guests. Convenient storage and laundry (with new washer & dryer!) in the unit. This condo is a stone's throw to Nosehill Park, and the prestigious Edgemont community features extensive walking paths around the area including the Edgemont Ravine and Wetland, as well as public outdoor rinks, tennis courts, parks, playgrounds, and commercial amenities.