

**14, 3014 Edenwold Heights NW  
Calgary, Alberta**
**MLS # A2284692**

# \$240,000



<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 684
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	NONE		

Main Floor Condo | 2 Bed | 2 Bath | Edgecliffe Estates Welcome to Edgecliffe Estates! This beautifully maintained main floor condo offers over 871 .2 sq ft of functional living space, featuring 2 generous bedrooms and 2 full bathrooms. The open-concept layout is filled with natural light from large windows and includes a bright, west-facing patio&mdash;perfect for relaxing or entertaining. Enjoy the convenience of ample in-unit storage and a layout designed for comfortable everyday living. Ideally located close to transit, parks, schools, shopping, and all essential amenities. Residents of Edgecliffe Estates have access to a top-tier recreation facility, including: Indoor swimming pool. Fully equipped fitness center. Steam room and sauna. Games and social room with kitchen &ndash; ideal for gatherings Condo fees cover access to all these outstanding amenities. A fantastic opportunity for first-time buyers, downsizers, or investors. Incredible value&mdash;schedule your private showing today!