

12, 2812 Edenvold Heights NW  
Calgary, Alberta

MLS # A2164523



## \$320,000

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 646
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage		

**Inclusions:** none

**\*\*OPEN HOUSE Building 2800 Edenvold Hights Sunday 2-4pm \*\***Immediate possession available in this ground floor unit in Edgecliff Estates. Pack your bags and move in before the end of summer! Easy access and short distance from your parking stall to this 2 bed 2 bath unit. Ideally located on the 'quiet' side of the complex. The parking stall is located right in front of the unit. Not backing onto any of the main roads. Incredible amenities in this very popular complex located in the desirable community of Edgemont. The amenities are some of the best in the city with full access to the gym, indoor swimming pool, steam room, hot tub, pool table, and a party room you can use for entertaining that includes a full kitchen. This freshly painted unit has a great open floor plan with lots of natural light and gas fireplace, offering a large primary master bedroom with a 4 pc en suite, along with your own in-suite laundry. The complex has a prime location close to transit, shopping center, Nose Hill Park, dog walking parks, and playgrounds.