

**34, 2034 Edenwold Heights NW  
Calgary, Alberta**

**MLS # A2281022**

**\$280,000**



<b>Division:</b>	Edgemont	
<b>Type:</b>	Residential/Low Rise (2-4 stories)	
<b>Style:</b>	Apartment-Single Level Unit	
<b>Size:</b>	896 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>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 749
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Vacant and move-in ready with immediate possession, this bright and spacious unit in Edgecliff Estates is perfect for first-time buyers, small families, or investors. The open floor plan features a cozy corner gas fireplace and sliding doors to a covered balcony. The primary bedroom offers a walk-through closet and private ensuite, while the oversized second bedroom is ideal for guests, kids, or a home office. Enjoy the convenience of in-suite laundry with storage. This well-managed complex boasts updated windows and balconies, a stucco exterior, concrete tile roof, and resort-style amenities including a pool, hot tub, sauna, fitness centre, games room, and kitchenette. Utilities included (except electricity). Close to schools, parks, and major amenities in the sought-after NW community of Edgemont. Outstanding value—don't miss this opportunity.