

# \$289,800 - 1822, 1822 Edenvold Heights Nw, Calgary

MLS® #A2211490

**\$289,800**

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

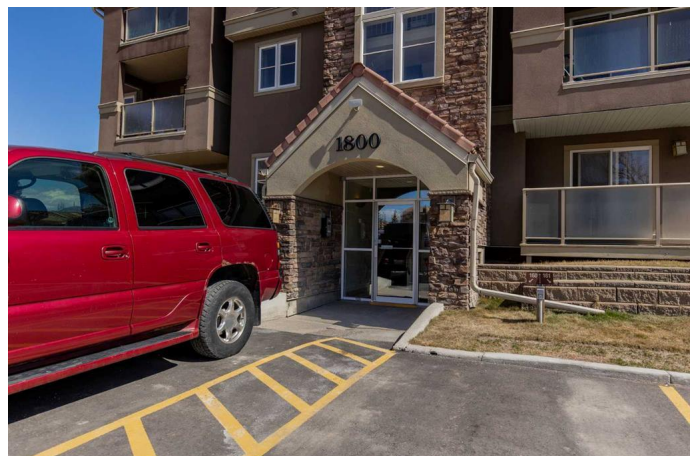
Excellent Location at Edgecliffe Estates Complex for first-time buyers or investors in the popular community of Edgemont with 3 Top Ranking Public Schools from Elementary to High School. This Bright and spacious CORNER unit is on the 2nd floor with New Vinyl Plank. An open concept floor plan - 2 bed & 2 bath with private west facing BALCONY overlooking quiet corner of the complex. The master bedroom is situated on the corner with windows to view nose hill park and some city views and offers walk through closets to a 3-pc Ensuite. Another well-sized bedroom and 4-piece bath are separated by the main living area featuring a gas fireplace. The kitchen provides plenty of cabinets, and a breakfast bar. Next to a dedicated dining area. Convenient in suite LAUNDRY/storage room is on the right side of the Entrance. Condo fee includes heat/water and access to private Clubhouse amenities including indoor pool, hot tub, steam room, GYM, and social room with kitchenette and pool table. Only a 2 min walk to Nosehill Park, close to Two Elementary Schools in the Community, easy access to UofC, Shaganappi, Crowchild, & Stoney Trail.

Built in 1990

## Essential Information

MLS® #                   A2211490

Price                      \$289,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 872               |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1822, 1822 Edenwold Heights Nw |
| Subdivision | Edgemont                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3A 3V2                        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Clubhouse, Fitness Center, Indoor Pool, Party Room, Recreation Facilities, Sauna, Trash, Visitor Parking, Guest Suite, Spa/Hot Tub |
| Parking Spaces | 1  |
| Parking        | Assigned, Stall  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Recreation Facilities, Storage        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard, Fireplace(s), Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 3   |

### **Exterior**

|                   |      |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

|              |                  |
|--------------|------------------|
| Roof         | Clay Tile        |
| Construction | Concrete, Stucco |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 6                |
| Zoning         | M-C1             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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