

**13, 2713 Edenvold Heights NW
Calgary, Alberta**

MLS # A2205245



\$318,000

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: -

Condo Fee: \$ 684

Basement: None

LLD: -

Exterior: Stucco, Wood Frame

Zoning: M-C1

Foundation: -

Utilities: -

Features: Laminate Counters, No Smoking Home, Recreation Facilities, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Lovely and spacious main level condo in Edgemont, one of Calgary's most popular and established neighborhoods! This unit stands out from the rest, as it includes a single detached garage, plus two other parking stalls! Recent upgrades include new vinyl plank flooring in the living room/kitchen and high quality carpet in the primary bedroom, as well as a new dishwasher. The kitchen/dining area is functional and efficient, with plenty of counter space and ample storage, including a pantry closet. Stainless steel appliances add a modern touch. The spacious and bright living room opens onto a private patio and a green space beyond. Primary bedroom has a walk-thru closet, leading to a three piece ensuite bathroom. A second large bedroom, four piece bathroom and laundry/storage unit completes this amazing condo. The amenities of this professionally managed complex include an indoor pool, steam room, sauna, gym/fitness area, and a party room with kitchenette. There are numerous walking/biking pathways and parks nearby; Nose Hill Park is just a five minute walk.