

# \$269,000 - 2034, 2034 Edenwold Heights Nw, Calgary

MLS® #A2111773

**\$269,000**

2 Bedroom, 2.00 Bathroom, 910 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this spacious TOP-FLOOR 2-bedroom, 2-bath unit spanning over 910 sq.ft in Edgecliffe Estates. Whether you're a small family or an investor, this vacant property offers an ideal opportunity. Updated and move-in ready. Immediate possession is available. Bright open floor plan. The spacious living room features a corner gas fireplace and leads to a covered balcony through sliding doors. The primary bedroom offers a window and a convenient walk-through closet leading to the master ensuite. The secondary bedroom, oversized and versatile, can function as an office, guest room, or accommodate bunk beds for kids. Additional amenities include an in-suite laundry room with storage. Edgecliffe Estates impresses with its well-maintained complex featuring stucco exterior, concrete tile roof, and newer windows and balconies. Residents enjoy access to a swimming pool, hot tub, sauna, fully equipped exercise room, games room, and kitchenette for gatherings. With utilities included except for electricity, and proximity to schools, parks, and major amenities, this is an excellent opportunity to reside in the coveted NW neighborhood of Edgemont. Don't miss out on the chance to invest in this meticulously managed building. Book your private showing now!

Built in 1990

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2111773      |
| Price          | \$269,000     |
| Sold Price     | \$284,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 910           |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2034, 2034 Edenwold Heights Nw |
| Subdivision | Edgemont                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3A 3Y2                        |

### Amenities

|                |                                                                                    |
|----------------|------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Indoor Pool, Parking, Party Room, Recreation Facilities |
| Parking Spaces | 1                                                                                  |
| Parking        | Assigned, Stall                                                                    |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Storage                                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Baseboard, Fireplace(s)                                                        |
| Cooling           | None                                                                           |
| Fireplace         | Yes                                                                            |
| # of Fireplaces   | 1                                                                              |
| Fireplaces        | Gas, Living Room                                                               |
| # of Stories      | 3                                                                              |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Other      |
| Construction      | Wood Frame |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 3rd, 2024  |
| Date Sold      | March 19th, 2024 |
| Days on Market | 16               |
| Zoning         | M-C1 d65         |
| HOA Fees       | 0.00             |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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