

\$273,900 - 1934, 1934 Edenvold Heights Nw, Calgary

MLS® #A2112224

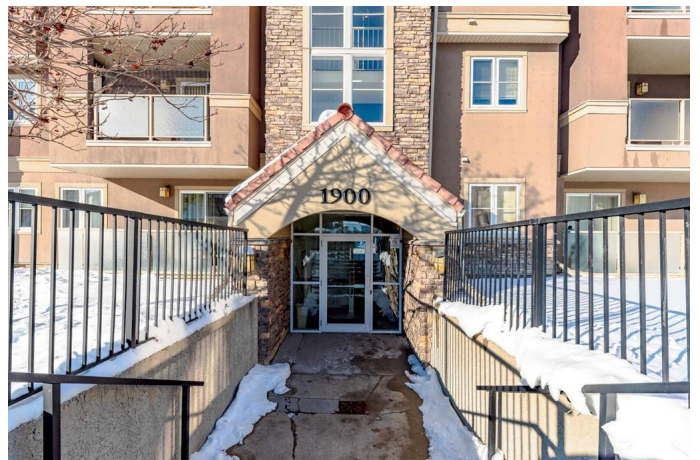
\$273,900

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this exceptional 911 sq.ft TOP-FLOOR 2-bedroom, 2-bath unit in Edgecliffe Estates. Ideal for families or investors, this property is occupied and well-taken care of by long-term, professional tenants. The open-concept kitchen features many cupboards and countertop space, along with a good-sized eating nook and breakfast bar. The cozy living room boasts a corner gas fireplace and leads to a covered balcony. The primary bedroom is a true retreat, featuring a convenient walk-through closet that leads to the master ensuite bathroom. The secondary bedroom is generously sized and versatile, with the ability to function as an office, guest room, or accommodate bunk beds for kids. It also features ensuite laundry and storage. Well-Maintained Complex with Newer Windows, Patio Doors & exterior. Pet friendly with board approval. Fantastic recreational centre at its hub. Enjoy amenities like a swimming pool, hot tub, sauna, gym, party room and more in this meticulously managed building. Utilities are included except for electricity. All this at an excellent location across the street from Nose Hill Park and Mother Mary Greene Catholic Elementary School. Only minutes from Edgemont Elementary School, Tom Baines Junior High School, Sir Winston Churchill High School, SAIT and the University of Calgary. Close by is Market Mall, Superstore, T&T, Costco, Foothills Hospital and Alberta Children's Hospital. This is an excellent opportunity to



reside in the coveted NW neighbourhood of Edgemont. Seize the chance to invest in this meticulously maintained building in a perfect location. The current lease expires April 30, 2024 and the tenant would be willing to stay. Vacant possession May 1, 2024. Book your private showing now!

Built in 1990

Essential Information

MLS® #	A2112224
Price	\$273,900
Sold Price	\$263,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	911
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	1934, 1934 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3V2

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	Fireplace(s), Hot Water, Natural Gas
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 8th, 2024
Date Sold	April 27th, 2024
Days on Market	50
Zoning	M-C1 d65
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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