

\$300,000 - 33, 2600 Edenvold Heights Nw, Calgary

MLS® #A2137680

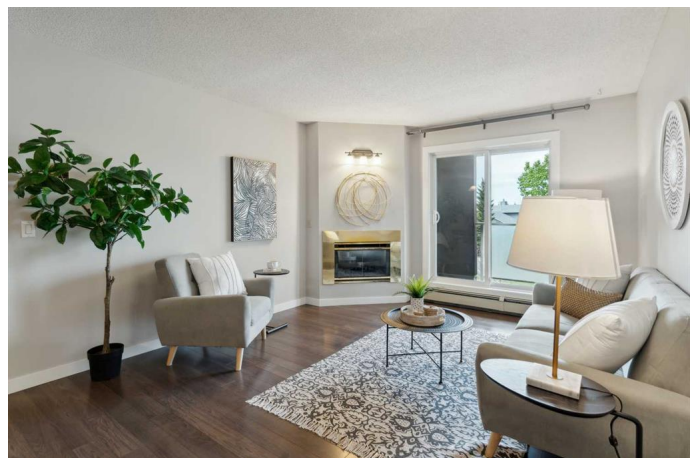
\$300,000

2 Bedroom, 2.00 Bathroom, 876 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to Edgecliffe Estates in the sought-after community of Edgemont. This exceptionally rare top-floor corner suite boasts one of the largest square footages and is among the most desirable units in the entire complex. Upon entering, you are greeted by a welcoming hallway featuring a dedicated in-suite laundry room, additional storage space, and a convenient coat closet. The open-concept kitchen, complete with a peninsula countertop and breakfast bar, seamlessly transitions into the living room and designated dining area. The unit features updated flooring throughout and a cozy gas fireplace, enhancing the space's comfort and functionality. A spacious balcony extends from the living room, perfect for warm summer evenings and barbecues with family and guests. This well-designed home is ideal for a young family, a professional couple, first-time homebuyers, or investors. The bedrooms are strategically located at opposite ends of the unit, each with access to its own bathroom. The expansive primary bedroom, with windows on two sides, allows for an abundance of natural light and beautiful morning sunrises filtered through newly installed blinds. A walk-through closet leads to the three-piece en-suite bathroom with a stand-up shower. The large secondary bedroom is complemented by a four-piece full bathroom with bathtub. The Edgecliffe Estates complex offers top-notch amenities, including a recently renovated full-sized indoor pool, hot tub, and



steam room, as well as a state-of-the-art gym equipped with all the necessary workout equipment and weights. Additionally, the amenities building features a designated recreational space for private functions, complete with a pool table, ping pong table, big screen TV, and a full kitchen for hosting events. What sets this unit apart is its conveniently located parking stall, just steps from the front door, and the option to assign/rent a detached single-car garage to the new owner. Only approximately 30 detached garages exist in the complex, and this unit has one of them providing invaluable additional storage space and parking. Speaking of parking, the lot itself is just in the process of being re-paved!! This unit truly has it all! Just steps away from Calgary's Nosehill Park, conveniently located within short distance from UofC and SAIT and close proximity to grocery stores, restaurants, and Market Mall. Do not miss your chance to own this 2 bedroom, 2 bathroom Top Floor Corner unit!

Built in 1990

Essential Information

MLS® #	A2137680
Price	\$300,000
Sold Price	\$296,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	33, 2600 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3Y5

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, RV/Boat Storage, Sauna, Snow Removal, Spa/Hot Tub, Trash, Visitor Parking
Parking Spaces	3
Parking	Assigned, See Remarks, Single Garage Detached, Stall

Interior

Interior Features	Breakfast Bar, Kitchen Island, Laminate Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Stone, Wood Frame

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 14th, 2024
Days on Market	7
Zoning	M-C1 d65
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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