

\$299,900 - 1314, 1300 Edenvold Heights Nw, Calgary

MLS® #A2142959

\$299,900

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to luxury living at Edgecliffe Estates!

This lovely main-floor corner unit offers the perfect blend of convenience and comfort, making it ideal for a young family, couple, first-time homebuyers, investors, or retirees seeking a peaceful living experience. Enjoy the ease of ground-level access with the added bonus of your own yard space.

Step inside to find a spacious living area that flows seamlessly into an open-concept kitchen, bathed in natural light from the south-facing windows—perfect for entertaining friends and family. The main bedroom is a cozy retreat, featuring a walk-in closet and a private 3-piece ensuite bathroom. A second bedroom and a 4-piece bathroom provide ample space for family or guests.

In-suite laundry adds to the convenience of this well-maintained home, with a washer and dryer that are just one year old. The parking spot is conveniently located just steps from the unit.

You'll also have access to fantastic condo amenities, including an indoor pool, hot tub, steam room, gym, and a party room with pool and ping pong tables. Situated close to Nose Hill Park, U of C, SAIT, Superstore, Market Mall, and the Alberta Children's Hospital, this unit offers everything you need within easy reach. Schools are also just minutes away.



To make it even better, the entire lot is currently being re-paved, there's a fantastic local cafe right across the street, and you can enjoy gardening in the community's raised garden beds. Additional parking slots are available for \$50 per month, and storage rentals are \$40 per month from the condo.

Don't miss out on this rare find at Edgecliffe Estates. Contact us today to schedule a viewing and make this wonderful home yours!

Built in 1990

Essential Information

MLS® #	A2142959
Price	\$299,900
Sold Price	\$308,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	869
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1314, 1300 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3T5

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Parking, Party Room, Sauna, Spa/Hot Tub, Visitor Parking
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Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Oven, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Clay Tile
Construction	Stucco, Wood Frame

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 22nd, 2024
Days on Market	2
Zoning	M-C1 d65
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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