

\$209,000 - 1712, 1712 Edenwold Heights Nw, Calgary

MLS® #A2143008

\$209,000

1 Bedroom, 1.00 Bathroom, 646 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Great and Rare Opportunity to own this Spacious 1 Bedroom with new laminate floors!- 1 Bath Ground Floor Condo in Edgecliff Estates | Spacious & Bright Living Room with Corner Gas Fireplace & Patio Doors To Covered East Facing Balcony| Highly Desirable Ground Level Condo due to its Convenient Accessibility | Walls have been recently painted and some light fixtures replaced | Big Bedroom with sizeable closet | Kitchen with

lots of storage. Stainless Steel Oven and Dishwasher | Pet Owners: Dogs are allowed with board approval, no approval is necessary for up to

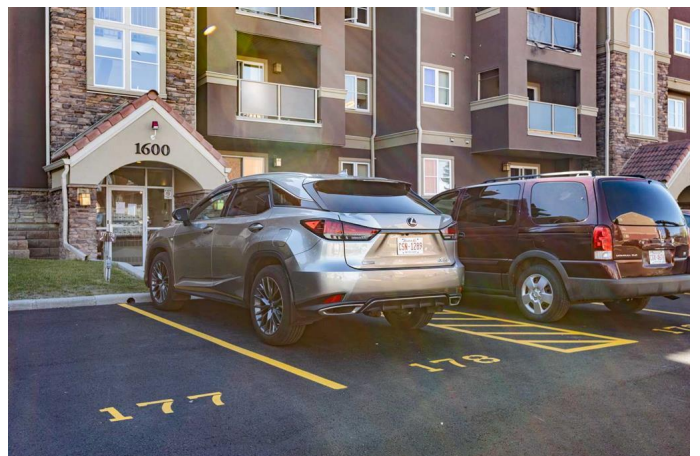
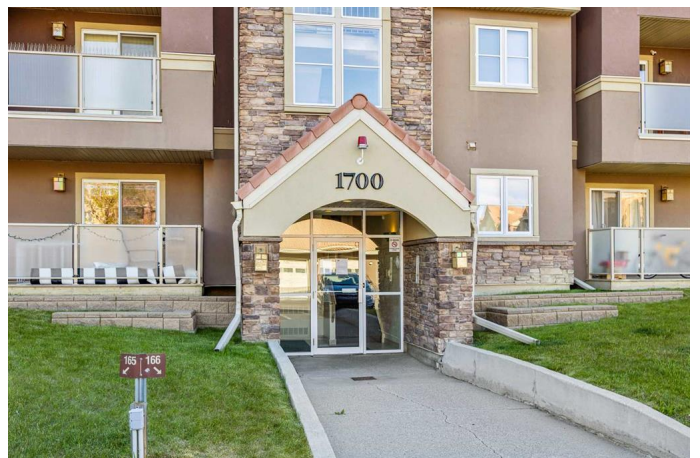
2 cats- Nose Hill Park is Steps away for those daily walks and Edgemont Veterinary Clinic is located across the street | Investors: Condo Bylaws do NOT restrict Airbnb™s | One Assigned Parking Stall | In-suite Laundry| Condo Fees \$489.92 Fees Include: Common Area

Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Mgmt, Reserve Fund Contributions, Residential Manager, Sewer,

Snow Removal and Water | The beautiful onsite Edgecliff Club House with Swimming Pool, Hot Tub, Steam Room, Gym, Social Room with Pool

Table, Ping-Pong Table and Kitchenette |

Unbeatable location: Walking distance to two elementary schools and enormous Nose Hill Park. |



Restaurants and Gas Station are located across the street. Easy Access to Superstore, Costco, SAIT, U of C, Northland and Market Mall, Children and Foothills Hospitals, Shaganappi Trail, John Laurie Blvd, Crowchild Trail and Stoney Trail. Book your viewing today before it's too late!

Built in 1990

Essential Information

MLS® #	A2143008
Price	\$209,000
Sold Price	\$218,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	646
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1712, 1712 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3V2

Amenities

Amenities	Clubhouse, Fitness Center, Indoor Pool, Park, Party Room, Recreation Room, Sauna, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 30th, 2024
Days on Market	10
Zoning	M-C1 d65
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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