

\$315,000 - 3224, 3224 Edenwold Heights Nw, Calgary

MLS® #A2145643

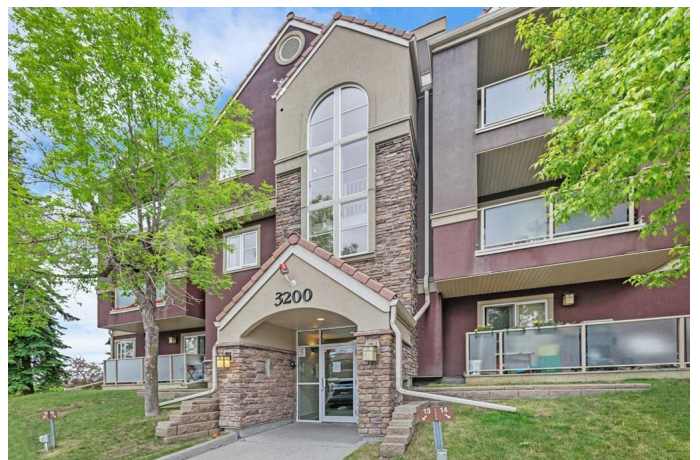
\$315,000

2 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to this fantastic condo in Edgecliffe Estates! This fully renovated west-facing unit offers stunning mountain viewings from the living room and balcony. Over 870 sqft with 2 bedrooms, 2 baths and a parking stall. Perfect for small families or investors. Everything has been redone including kitchen, bathrooms, pot lights, sliding door (balcony) and windows. MOVE-IN READY with quick possession available! The spacious living room features a corner gas fireplace and leads to a west-facing covered balcony with stunning MOUNTAIN VIEWS. The renovated open-concept kitchen offers granite countertop, upgraded full height cabinetry, newer appliances, along with many cupboards and modern backsplash. The primary bedroom features a convenient walk-through closet that leads to the updated master ensuite bathroom. Both bathrooms offer granite countertop, new toilet and tile flooring. Great oversized 2nd bedroom is perfect as an office, guest room, or more than enough room for kids bunk beds. Additional features include ensuite laundry and storage. Edgecliffe Estates is a well-maintained complex with a stucco exterior, concrete tile roof, balconies. It's pet-friendly with board approval. The complex comes with amenities including swimming pool, hot tub, sauna, fully equipped exercise room, games room with ping pong and pool table, as well as a kitchenette for larger gatherings. 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 are Market Mall, Superstore, T&T, Costco, Foothills Hospital, and Alberta Children's Hospital. Donâ€™t miss the chance to live in the desirable NW neighbourhood of Edgemont. Book your private showing now!

Built in 1990

Essential Information

MLS® #	A2145643
Price	\$315,000
Sold Price	\$321,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	3224, 3224 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3Y8

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 Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

Exterior

Exterior Features	Balcony, Other
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 1st, 2024
Date Sold	July 6th, 2024
Days on Market	5
Zoning	M-C1 d65
HOA Fees	0.00

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.