



1714 Edenwold Heights Calgary Alberta

\$250,000

Welcome to this bright and inviting 1-bedroom, 1-bathroom ground-floor unit in the sought-after Edgecliffe Estates in Edgemont -- one of Calgary's most established and park-rich communities. Enjoy 641 sq ft of well-designed living space featuring a large living room with a cozy corner gas fireplace and direct access to a private east-facing covered deck -- the perfect spot for your morning coffee or relaxing outdoors. With ground level access, it's ideal for pet owners or for anyone who loves a touch of nature at their doorstep as it feels like your own private grassed area as you don't look onto any other units. The open-concept layout includes a very functional kitchen with updated cabinets and countertops, a spacious dining area (currently being used as an office), and a generous primary bedroom with a large closet. The four piece bathroom boasts a new tub surround and new bathtub faucet, both recently replaced. Enjoy the convenience of in-suite laundry (washer and dryer are both under 2 years old), and an assigned outdoor parking stall with plug in, just steps from your front door. Edgecliffe Estates offers exceptional amenities including secure building doors, a residents-only clubhouse with an indoor swimming pool, hot tub, steam room, fitness centre, and social/games room with pool and ping pong tables. Condo fees include heat, water, sewer, maintenance, insurance, and professional management. Pet-friendly (dogs and cats allowed with board approval) and ideally located within walking distance to schools, parks, restaurants, and shopping -- plus easy access to Shaganappi Trail, John Laurie Blvd, and major roadways. Minutes from Superstore, Costco, Northland Mall, Market Mall, U of C, SAIT, and Foothills & Children's Hospitals. Whether you're a first-time buyer, downsizer, or investor, this unit offers incredible value, lifestyle, and location. (id:6769)

4pc Bathroom 7.83 Ft x 4.92 Ft

Primary Bedroom 13.42 Ft x 11.33 Ft

Kitchen 9.00 Ft x 8.25 Ft

Living room 15.08 Ft x 12.58 Ft

Dining room 9.00 Ft x 7.83 Ft

Listing Presented By:



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