



# 2812 Edenvold Heights Calgary Alberta

\$320,000

Immediate possession available in this ground floor unit in Edgecliff Estates. Pack your bags and move in before the end of summer! Easy access and short distance from your parking stall to this 2 bed 2 bath unit. Ideally located on the 'quiet' side of the complex. The parking stall is located right in front of the unit. Not backing onto any of the main roads. Incredible amenities in this very popular complex located in the desirable community of Edgemont. The amenities are some of the best in the city with full access to the gym, indoor swimming pool, steam room, hot tub, pool table, and a party room you can use for entertaining that includes a full kitchen. This freshly painted unit has a great open floor plan with lots of natural light and gas fireplace, offering a large primary master bedroom with a 4 pc en suite, along with your own in-suite laundry. The complex has a prime location close to transit, shopping center, Nose Hill Park, dog walking parks, and playgrounds. (id:6769)

Living room 11.75 Ft x 13.00 Ft  
Kitchen 8.25 Ft x 11.17 Ft  
Dining room 8.33 Ft x 11.17 Ft  
Laundry room 7.50 Ft x 3.58 Ft  
4pc Bathroom 7.50 Ft x 4.92 Ft

Bedroom 10.67 Ft x 11.58 Ft  
Primary Bedroom 10.75 Ft x 12.67 Ft  
4pc Bathroom 9.08 Ft x 5.58 Ft  
Other 6.75 Ft x 5.25 Ft  
Other 14.25 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
Diamond Realty & Associates LTD.

<http://www.mariasurowka.com/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca