



## 3400 Edenwold Heights Calgary Alberta

\$198,891

1621 Edenwold Heights NW | Fantastic Location! | Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit | 1 Bed, 1 Bath 2nd Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Bedroom | Convenient In-Suite Laundry | Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer Or Investment | Edgecliff Estates Is A Beautiful & Well-Maintained Complex, Newer Windows, Patio Doors & Balconies | Walking Distance To Schools, Parks, Restaurants & Steps To Beautiful Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Children's & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS - Are Allowed Dogs & Cats No Size Restriction Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground Parking (id:6769)

Living room 15.33 Ft x 12.67 Ft

Primary Bedroom 13.58 Ft x 11.75 Ft

Dining room 8.83 Ft x 8.08 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Kitchen 8.83 Ft x 8.25 Ft

Laundry room 4.75 Ft x 6.33 Ft

Listing Presented By:



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