

**1714, 1714 Edenwold Heights NW**  
**Calgary, Alberta**

**MLS # A2233358**



**\$250,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	641 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	Clay Tile
<b>Basement:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 521
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1 d65
<b>Utilities:</b>	-

**Inclusions:** n/a

Welcome to this bright and inviting 1-bedroom, 1-bathroom ground-floor unit in the sought-after Edgecliffe Estates in Edgemont &mdash; 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 &mdash; 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 &mdash; 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.