# \$274,900 - 2413, 2413 Edenwold Heights Nw, Calgary

MLS® #A2186841

#### \$274,900

1 Bedroom, 1.00 Bathroom, 641 sqft Residential on 0.00 Acres

Edgemont, Calgary, Alberta

HOLD UP! You're looking for an awesome apartment close to everything you could need at a great price with low condo fees, and this is it! This amazing unit comes with 2 parking stalls - 1 just outside the door, and 1 in a SINGLE DETACHED GARAGE just for you! Keep your car clear of snow in the winter while enjoying storage potential most other units can't offer. This spacious unit has a great open floor plan with 1 HUGE bedroom and renovated bathroom. With new vinyl plank floors and fresh paint combine with the white cabinets to create a bright and welcoming atmosphere. The large living room boasts a gas fireplace and sliding door onto your patio overlooking a wide lawn between you and the next building creating space and privacy. The open and functional kitchen offers loads of counter space with eating bar, perfect for entertaining or preparing meals. Your dining area is open to the kitchen and living room, but also out of the way defining each room in a way you don't often see in newer apartments. The unit has an in-suite laundry room as well. There is plenty of visitor parking in front of the amenities building. OH THAT'S RIGHT - you'll enjoy amenities including indoor pool, steam room, fitness centre, party room and table games included in your condo fees! You're also a short walk to Nose Hill Park and close to many community parks and greenspaces. Quick access to major routes, public transit, shopping, restaurants, and schools make it easy to commute and enjoy all Calgary has to







offer. Pets are allowed with board approval. This makes it a convenient and affordable home!

#### Built in 1990

#### **Essential Information**

MLS® # A2186841 Price \$274.900

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 641

Acres 0.00

Year Built 1990

Type Residential Sub-Type Apartment

Style Low-Rise(1-4)

Status Active

# **Community Information**

Address 2413, 2413 Edenwold Heights Nw

Subdivision Edgemont

City Calgary
County Calgary
Province Alberta

Postal Code T3A 3Y2

# **Amenities**

Amenities Fitness Center, Clubhouse, Indoor Pool, Party Room, Recreation

Facilities, Recreation Room, Sauna, Visitor Parking

Parking Spaces 2

Parking Assigned, Stall, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, Closet Organizers, No Smoking Home, Open Floorplan,

See Remarks, Storage, Vinyl Windows, Laminate Counters, Recreation

**Facilities** 

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood,

Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 3

### **Exterior**

Exterior Features Other

Construction Concrete, Stone, Stucco, Wood Frame

# **Additional Information**

Date Listed January 10th, 2025

Days on Market 157

Zoning M-C1

# **Listing Details**

Listing Office Real Estate Professionals Inc.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.