

**11, 2811 Edenvold Heights NW**  
**Calgary, Alberta**

**MLS # A2172846**



**\$333,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	849 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 643
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This fantastic corner Main FLOOR Unit features 2 bedrooms, 2 bathrooms and 2 Parking Spots. Rare, Detached Single Garage and Outdoor Parking Spot. With over 849 sqft and situated on the main floor, this spacious open-space unit is ideal for first-time buyers or investors! Open-concept kitchen complete with a convenient breakfast bar/Quartz countertops/stainless steel appliances and a large space for the dining room. The living room features a cozy corner fireplace and sliding patio doors for a quick and easy access to the street. The master bedroom features a walk-through closet that leads to the 3 pc en-suite bathroom. 2nd bedroom and 4 pc bathroom. This unit also includes in-suite laundry. Edge Cliff Estates is the ideal location for an active and entertaining lifestyle, the residents have exclusive access to an indoor pool, sauna, hot tub, fully equipped exercise room, games room with a pool table, and a party room with a kitchen. This family-friendly neighborhood offers easy access to Nose Hill Park, restaurants, retail establishments, public transportation, schools, and shopping centers. Pets are welcome.