

# \$318,000 - 13, 2713 Edenvold Heights Nw, Calgary

MLS® #A2205245

**\$318,000**

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Lovely and spacious main level condo in Edgemont, one of Calgary's most popular and established neighborhoods! This unit stands out from the rest, as it includes a single detached garage, plus two other parking stalls!

Recent upgrades include new vinyl plank flooring in the living room/kitchen and high quality carpet in the primary bedroom, as well as a new dishwasher. The kitchen/dining area is functional and efficient, with plenty of counter space and ample storage, including a pantry closet. Stainless steel appliances add a modern touch. The spacious and bright living room opens onto a private patio and a green space beyond. Primary bedroom has a walk-thru closet, leading to a three piece ensuite bathroom. A second large bedroom, four piece bathroom and laundry/storage unit completes this amazing condo. The amenities of this professionally managed complex include an indoor pool, steam room, sauna, gym/fitness area, and a party room with kitchenette. There are numerous walking/biking pathways and parks nearby; Nose Hill Park is just a five minute walk.



Built in 1990

## Essential Information

MLS® # A2205245

Price \$318,000

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	869
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	13, 2713 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3Y5

### **Amenities**

Amenities	Clubhouse, Fitness Center, Recreation Room, Visitor Parking, Indoor Pool
Parking Spaces	3
Parking	Stall, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Recreation Facilities
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	March 24th, 2025
Days on Market	9
Zoning	M-C1
HOA Fees	684
HOA Fees Freq.	MON

### **Listing Details**

Listing Office	Stonemere Real Estate Solutions
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