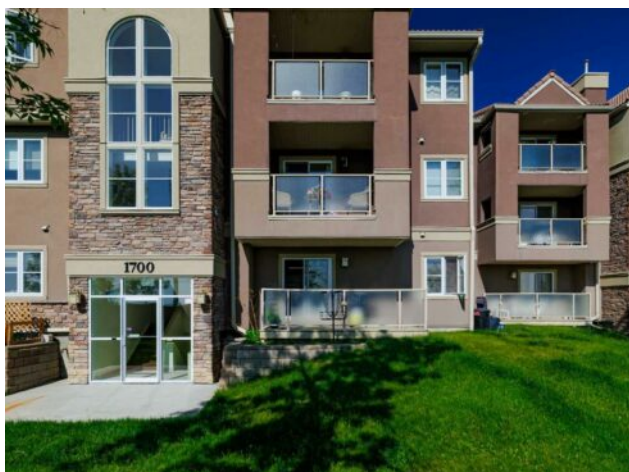


1714, 1714 Edenwold Heights NW
Calgary, Alberta

MLS # A2233358



\$219,900

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

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to this bright and inviting 1-bedroom, 1-bathroom ground-floor unit in the sought-after Edgecliffe Estates in Edgemont — one of Calgary's most established and park-rich communities. Enjoy 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 — 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 (owners used it as an office), and a generous primary bedroom with a large closet. The four piece bathroom boasts an updated countertop, 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 — 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. Immediate possession available.