

**11, 2611 Edenvold Heights NW**  
**Calgary, Alberta**
**MLS # A2261921**

**\$312,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	871 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	\$ 694
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	M-C1 d65
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** None

Open house Saturday October 11 from 3:00 PM - 5:00 PM ----- Beautiful and conveniently located ground floor corner unit with a south facing balcony and over 850 ft.<sup>2</sup> of living space. This bright and inviting unit has been tastefully updated featuring a fully renovated kitchen 2024 with new countertops, a modern backsplash, and a brand new stove 2025 with a smart microwave hood fan 2025. The spacious living room is filled with natural light and complimented by a cosy corner gas fireplace. Step out to the covered balcony, perfect for summer barbecues. The open concept, layout connects to kitchen, dining, and living area. The large primary bedroom includes a walk through his and hers closet and a 3-piece en-suite. A second good size bedroom and a 4-piece bath complete the space. Enjoy the convenience of in unit laundry. This building was updated three years ago with new stucco and windows and offers exceptional amenities, including an indoor pool, hot tub, fitness centre, recreation room, pool table and party room. Also a possibility for renting a storage unit for a small cost of \$50/month. Just steps to nose Hill Park, shopping and schools. This property offers, comfort, convenience, and a community. Don't miss the opportunity to call this wonderful home yours!