

# \$246,810 - 22, 2722 Edenwold Heights Nw, Calgary

MLS® #A2247296

**\$246,810**

2 Bedroom, 2.00 Bathroom, 866 sqft

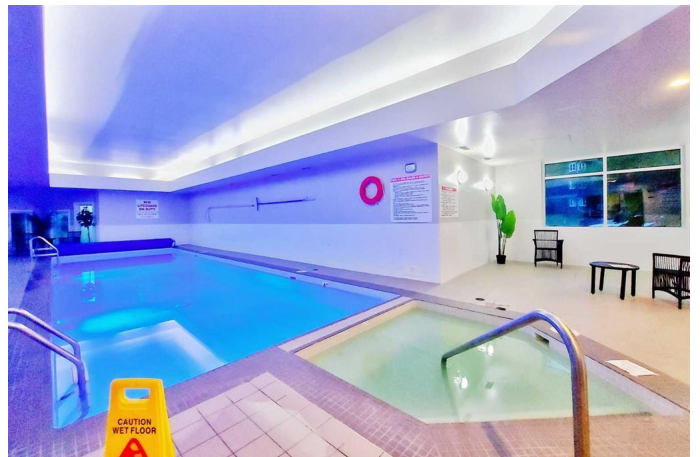
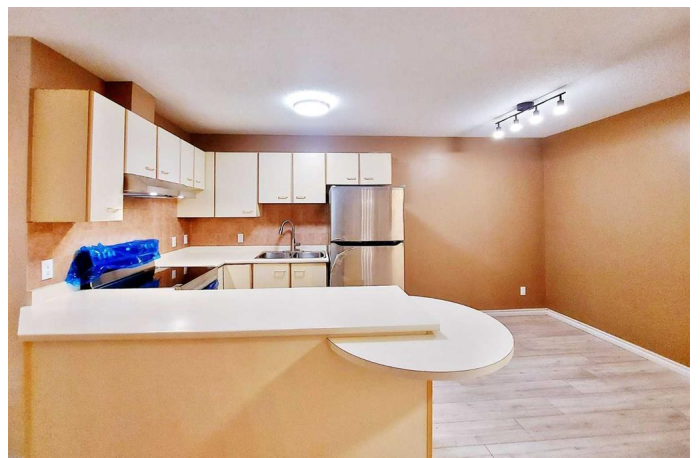
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to Unit 22, second floor of building 2700 in Edenwold Heights NW, Calgary. This beautifully renovated 2-bedroom, 2-bathroom unit is located in the desirable Edgemont Community, offering easy access to both the inner city and new northern developments. Recent updates include new items such as flooring, a modern stove, hood fan, lighting fixtures, and window coverings. The spacious living room features a cozy fireplace and opens to a south-facing balcony. The updated kitchen is equipped with new stainless steel appliances and an inviting eating area. The in-suite laundry room provides additional storage, while the primary suite includes a walk-in closet and ensuite bathroom with a shower. The second bedroom is perfect for a child's bed and desk. Also your assigned parking stall right in front of the building. Residents enjoy access to a clubhouse with a swimming pool, fitness center, and party room, along with visitor parkings conveniently located at the main entrance. The complex has a walking distance to Edgepointe Village Shopping Mall, aslo minutes driving to Edgemont Shopping Centre and Country Hills Village Shopping Centre, which includes a SuperStore. This spacious unit is an excellent investment opportunity for 2025 or a perfect starter home in Calgary. Donâ€™t miss out!

Built in 1990

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2247296          |
| Price          | \$246,810         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 866               |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 22, 2722 Edenwold Heights Nw |
| Community   | Edgemont                     |
| Condo       | Edgecliffe Estates           |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A 3Y5                      |

### Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Indoor Pool, Party Room, Visitor Parking |
| Parking Spaces | 1                                                                   |
| Parking        | Stall                                                               |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)                    |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Hot Water                                                                       |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Wood Burning                                                                    |
| # of Stories      | 3                                                                               |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 87                |
| Zoning         | M-C1 d65          |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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