

# \$250,000 - 1714, 1714 Edenwold Heights Nw, Calgary

MLS® #A2233358

## \$250,000

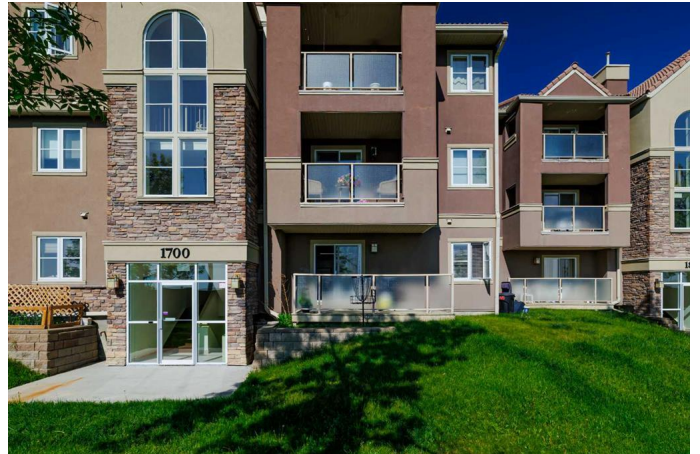
1 Bedroom, 1.00 Bathroom, 641 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

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 641 sq ft of 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 (currently being used as an office), and a generous primary bedroom with a large closet. The four piece bathroom boasts a 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.

Built in 1990

**Essential Information**

MLS® #	A2233358
Price	\$250,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	641
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1714, 1714 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3V2

**Amenities**

Amenities	Clubhouse, Fitness Center, Indoor Pool, Parking, Recreation Facilities, Visitor Parking
Parking Spaces	1

Parking	Assigned, Parking Lot, Paved, Stall
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### **Interior**

Interior Features	Laminate Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	3

### **Exterior**

Exterior Features	Other
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	June 20th, 2025
Days on Market	9
Zoning	M-C1 d65

### **Listing Details**

Listing Office	Century 21 Bravo Realty
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