

# \$312,000 - 11, 2611 Edenwold Heights Nw, Calgary

MLS® #A2261921

**\$312,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

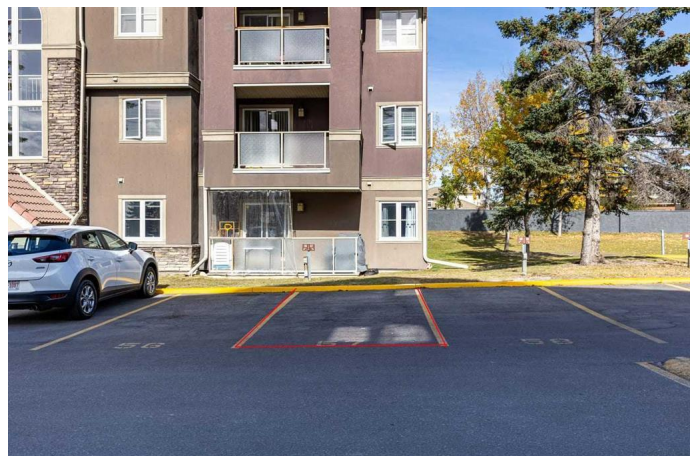
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Open house Saturday October 25 FROM 12:30- 2:30----- Beautiful and conveniently located ground floor corner unit with a south facing balcony and over 850 ft.Â² 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!

Built in 1990

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2261921          |
| Price          | \$312,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 871               |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 11, 2611 Edenwold Heights Nw |
| Subdivision | Edgemont                     |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3A 3V2                      |

### Amenities

|                |                                                                                                                                 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Indoor Pool, Party Room, Recreation Facilities, Recreation Room, Sauna, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                                                                               |
| Parking        | Stall                                                                                                                           |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Walk-In Closet(s)                                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                                 |
| Cooling           | None                                                                                                      |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Gas                                                                                                       |
| # of Stories      | 3                                                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Balcony, Playground, Private Entrance |
| Roof              | Clay Tile                             |
| Construction      | Brick, Stucco                         |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 22                |
| Zoning         | M-C1 d65          |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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