

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

MLS® #A2261921

**\$312,000**

2 Bedroom, 2.00 Bathroom, 871 sqft

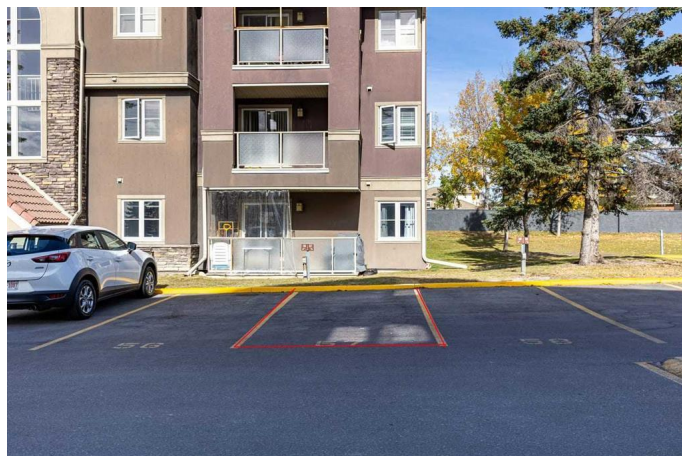
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Open house--- Sunday October 05 from 2:30-4:30 ----Beautifully 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, Party Room, Recreation Facilities, Recreation Room, Spa/Hot Tub, Visitor Parking, Indoor Pool, Sauna
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
Zoning	M-C1 d65

**Listing Details**

Listing Office	CIR Realty
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