

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

MLS® #A2233358

## \$250,000

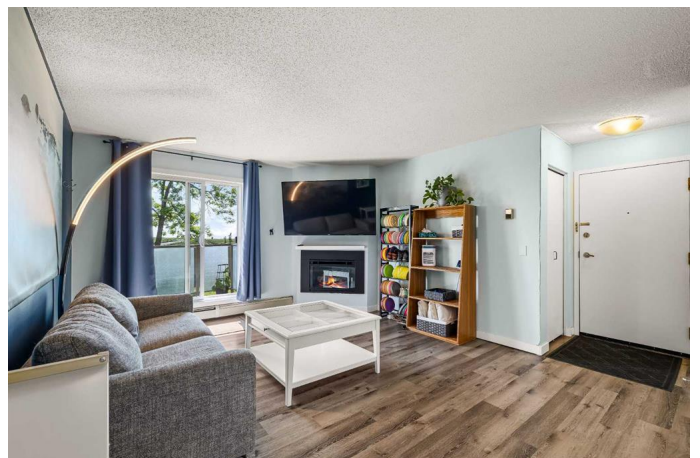
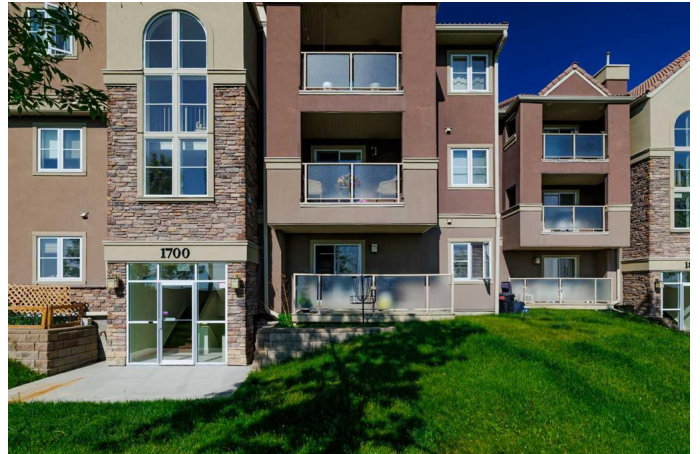
1 Bedroom, 1.00 Bathroom, 641 sqft

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 |
|---------|-------------------------------------|

## 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 | 16              |
| Zoning         | M-C1 d65        |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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