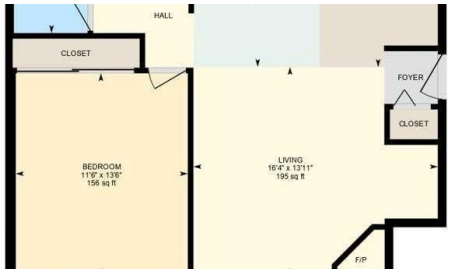
# . 1532 Edenwold Heights NW

Calgary | Active | MLS® A2349957

**$189,981**








| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **1** | **1** | **1990** | **669.99 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by Real Broker

# A closer look

1532 Edenwold Heights NW | Fantastic Location! | 1 Bedroom, Third Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom | Convenient In-Suite Laundry With Stacking Washer & Dryer | Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer | Walking Distance To Schools, Parks, Restaurants & Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland Mall, U Of C | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Vacant Ready To Move In | Condo Fees $537.45 Includes: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS - Are Allowed Dogs & Cats Subject To Board Approval | No Elevators In Complex | Outdoor Parking - No Underground Parking | Some Photos Have Been Virtually/Digitally Staged With Furniture & Decor For Illustrative Purposes Only; These Items Are Not Included With The Property.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2349957 |
| **Bedrooms** | 1 |
| **Bathrooms** | 1 |
| **Year Built** | 1990 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 669.99 sq. ft. |
| **Main Level Finished Area:** | 669.99 sq. ft. |

| | |
|---|---|
| **Condo Fee:** | $537.45 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Floor Location:** | Top |
| **Entry Level:** | 3 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall, No One Above |
| **Total Rooms Above Grade:** | 4 |
| **Year built:** | 1990 (Age: 36) |
| **Bedrooms:** | 1 (Above Grd: 1) |
| **Bedrooms Above Grade:** | 1 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 1.0 (Full:1, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 9311016 |
| **Heating:** | Baseboard |
| **New Constr.:** | No |
| **Construction Material:** | Stucco |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | No |
| **Flooring:** | Laminate |
| **Cooling:** | None |

| | |
|---|---|
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Stall |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Northwest |
| **Condo Name:** | Edgecliffe Estates |
| **Community:** | Edgemont |
| **Amenities:** | Clubhouse, Fitness Center, Indoor Pool, Party Room, RV/Boat Storage, Sauna, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required, Pets Allowed |
| **Pets Allowed:** | Restrictions, Cats OK, Dogs OK |
| **Main Floor** | Living Room · 16'4" × 13'11" · |
| **Main Floor** | Kitchen · 10'3" × 8'4" · |
| **Main Floor** | Dining Room · 10'3" × 7'11" · |
| **Main Floor** | Bedroom - Primary · 13'6" × 11'6" · |
| **Main Floor** | Laundry · 5' × 5' · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Clubhouse, Park, Schools Nearby, Shopping Nearby, Walking/Bike Paths |
| **Interior Features:** | Open Floorplan |
| **Exterior Features:** | Balcony |

| | |
|---|---|
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NW |
| **Zoning:** | M-C1 d65 |
| **Listed Date:** | Oct 13, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1532-edenwold-heights-nw-calgary-a2349957/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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