



THE
A-TEAM

**RE/MAX
FIRST**

3400 EDENWOLD Heights #2422, Calgary T3A 3Y2

MLS® #: **A2120112**

Area: **Edgemont**

Listing Date: **04/09/24**

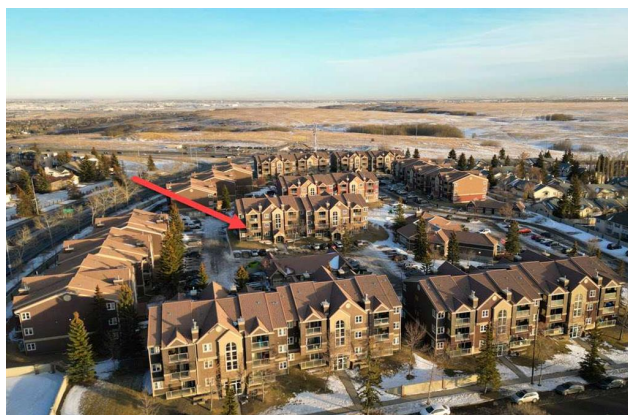
List Price: **\$279,972**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1990**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **863**
Low Sqft:
Ttl Sqft: **863**

DOM

40
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Assigned,Stall

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`1" x 11`9"
Kitchen	Main	8`0" x 8`0"
Dining Room	Main	8`3" x 7`6"
Bedroom - Primary	Main	12`7" x 10`8"
3pc Ensuite bath	Main	9`1" x 5`6"

Room	Level	Dimensions
Bedroom	Main	11`6" x 10`8"
Foyer	Main	7`10" x 3`5"
Laundry	Main	4`11" x 4`1"
4pc Bathroom	Main	7`5" x 4`11"
Balcony	Main	13`6" x 5`0"

Legal/Tax/Financial

Condo Fee:
\$643

Title:
Fee Simple

Zoning:
M-C1 d65

Legal Desc:

9311016

Fee Freq:
Monthly

Remarks

Pub Rmks:

2422 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom With Walk Through Closet & 3 PCE Ensuite | Convenient In-Suite Laundry | Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer Or Investment | Edgecliff Estates Is A Beautiful & Well-Maintained Complex, Newer Windows, Patio Doors & Balconies | Walking Distance To Schools, Parks, Restaurants & Steps To Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Childrens & Foothills Hospitals, U Of C & SAIT| Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Tenant Occupied | Note: Pictures Used Are Representative Of A Similar Apartment | Currently Rented For \$1,800 Per Month | Condo Fees \$643.02 | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS - Are Allowed Dogs & Cats No Size Restriction Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground Parking.

Inclusions:

N/A

Property Listed By:

Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

