



THE
A-TEAM

**RE/MAX
FIRST**

3400 EDENWOLD Heights #3023, Calgary T3A 3Y8

MLS® #: **A2120132** Area: **Edgemont** Listing Date: **06/06/24** List Price: **\$238,832**
 Status: **Pending** 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:

Access:
 Lot Feat:
 Park Feat:

Assigned,RV Access/Parking,Stall

Finished Floor Area

Abv Sqft: **653**
 Low Sqft:
 Ttl Sqft: **653**

DOM

102
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

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,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`2" x 12`9"
Kitchen	Main	8`0" x 8`0"
Dining Room	Main	8`9" x 8`1"
Bedroom - Primary	Main	13`6" x 11`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	3`6" x 3`6"
Laundry	Main	4`8" x 3`11"
4pc Bathroom	Main	7`10" x 4`11"
Balcony	Main	13`8" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$490

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d65

Legal Desc: **9311016**

Remarks

Pub Rmks: **3023 Edenvold Heights NW | Fantastic Location! | 1 Bed, 1 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen With Eating Bar Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom | 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 \$1,400 per month | Rental Increase Starting September 1st is \$1700.00 | Month to Month Tenancy | Condo Fees \$489.92 | 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.**

Inclusions: **All Appliances "As Is"**
Property Listed By: **Real Broker**

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