



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3400 EDENWOLD Heights #2924, Calgary T3A 3Y5**

MLS® #: **A2120141**

Area: **Edgemont**

Listing Date: **04/08/24**

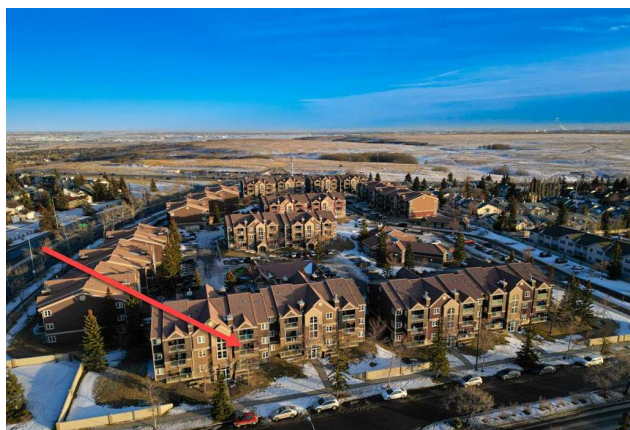
List Price: **\$238,832**

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: **649**  
Low Sqft:  
Ttl Sqft: **649**

DOM

**41**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 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,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>16`2" x 12`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 8`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`10" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 11`7"</b>

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

Legal/Tax/Financial

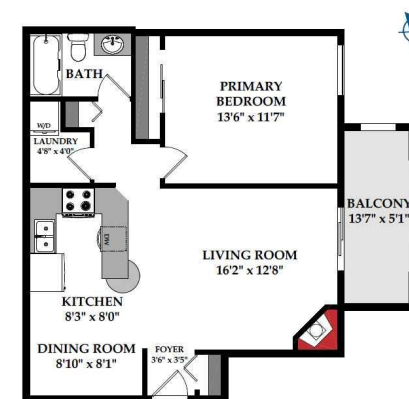
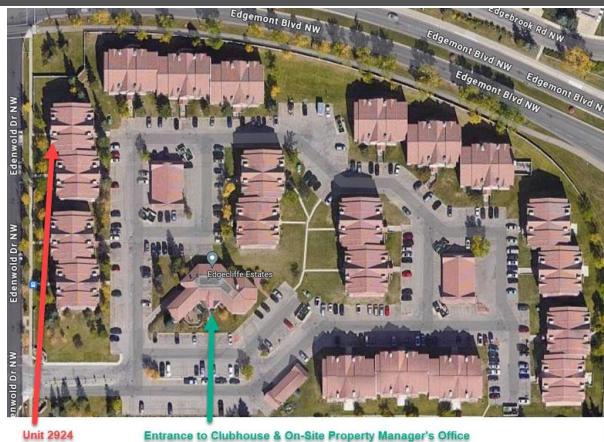
Condo Fee:  
**\$490**

Title:  
**Fee Simple**

Zoning:  
**M-C1 d65**

Legal Desc:	9311016	Fee Freq: Monthly	Remarks
Pub Rmks:	<b>2924 Edenvold Heights NW   Fantastic Location!   1 Bed, 1 Bath Second Floor Apartment   Large Bright Living Room With Corner Gas Fireplace &amp; Access To A Private Covered West Facing Balcony   Open Concept   Kitchen With Eating Bar Overlooking Living Room &amp; Dining Area   Generous Sized Primary Bedroom   Convenient In-Suite Laundry   Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym &amp; Social/Games Room (Pool Table)   Perfect For First Time Buyer Or Investment   Edgecliff Estates Is A Beautiful &amp; Well-Maintained Complex, Newer Windows, Patio Doors &amp; Balconies   Walking Distance To Schools, Parks, Restaurants &amp; Steps To Nose Hill Park   Edgemont Boasts One Of The Highest Number Of Parks, Pathways &amp; Playgrounds In Calgary   Close To Superstore, Costco, Northland &amp; Market Mall, Childrens &amp; Foothills Hospitals, U Of C &amp; SAIT  Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail &amp; Stoney Trail   Tenant Occupied   Note: Pictures Used Are Representative Of A Similar Apartment   Currently Rented For \$1,400 per month   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 &amp; Cats No Size Restriction Subject to Board Approval   No Elevators in Complex   Outdoor Parking - No Underground Parking. All Appliances "As Is"</b>		
Inclusions:	<b>Real Broker</b>		
Property Listed By:			

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







The Edgecliffe Club

