



THE
A-TEAM

**RE/MAX
FIRST**

2632 EDENWOLD Heights #32, Calgary T3A 3Y5

MLS®#: **A2122262**

Area: **Edgemont**

Listing Date: **04/11/24**

List Price: **\$305,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 19-Apr**

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: **892**
Low Sqft:
Ttl Sqft: **892**

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof: **Clay Tile**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Open Floorplan,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`0" x 11`8"
Dining Room	Main	8`9" x 7`0"
Walk-In Closet	Main	7`6" x 6`6"
Bedroom	Main	13`3" x 9`11"
4pc Bathroom	Main	7`5" x 5`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`5" x 8`0"
Bedroom - Primary	Main	13`10" x 10`9"
3pc Ensuite bath	Main	6`8" x 5`0"
Laundry	Main	5`10" x 5`0"
Balcony	Main	13`10" x 5`3"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$704

Fee Simple

M-C1 d65

Fee Freq:

Monthly

Legal Desc:

9311016

Remarks

Pub Rmks:

Welcome to the perfect spot for first-time homebuyers or investors in Edgemont! This spacious top-floor unit, one of the largest in the complex, features 2 bedrooms, 2 full baths, and in-suite laundry, offering both convenience and comfort. The kitchen has been tastefully updated and features stainless steel appliances, bringing a modern touch to the space. Large balcony doors flood the living area with natural light and offer a picturesque mountain view, while a cozy corner gas fireplace adds warmth and charm. Edgecliffe Estates boasts fantastic amenities, including an indoor pool, hot tub, gym, and party room that residents get exclusive access to. Located in a well-established community, this complex is close to schools, transit, shopping, and Nose Hill Park. Don't miss out on this opportunity for a fantastic top-floor unit in a prime location!

Inclusions:

n/a

Property Listed By:

eXp Realty

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







