



THE
A-TEAM

**RE/MAX
FIRST**

1131 EDENWOLD Heights #31, Calgary T3A 3T5

MLS® #: **A2142261**

Area: **Edgemont**

Listing Date: **10/26/24**

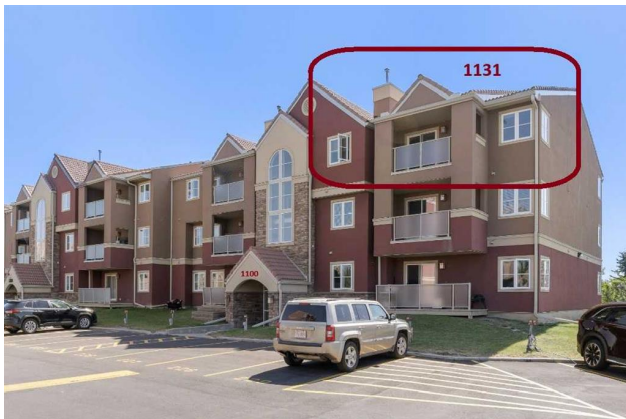
List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 15-Nov**

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: **882**
Low Sqft:
Ttl Sqft: **882**

DOM

26

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Off Street, Stall

Utilities and Features

Roof: **Concrete**
Heating: **Baseboard,Boiler,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7' 11" x 3' 8"
Dining Room	Main	11' 2" x 9' 9"
Living Room	Main	12' 11" x 11' 9"
3pc Ensuite bath	Main	9' 3" x 5' 8"
Bedroom - Primary	Main	12' 8" x 10' 11"
Walk-In Closet	Main	6' 9" x 5' 4"

Room	Level	Dimensions
Laundry	Main	7' 7" x 5' 1"
Kitchen	Main	11' 2" x 8' 0"
Balcony	Main	13' 8" x 5' 1"
4pc Bathroom	Main	7' 7" x 5' 0"
Bedroom	Main	15' 0" x 10' 10"
Storage	Main	7' 7" x 1' 10"

Legal/Tax/Financial

Condo Fee:
\$658

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d65

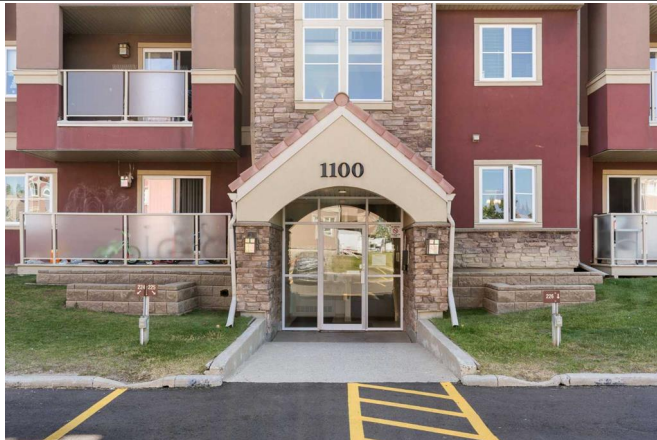
Legal Desc: **9311016**

Remarks

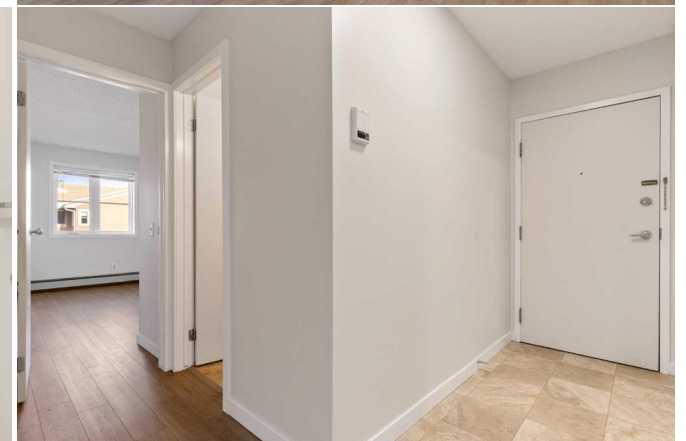
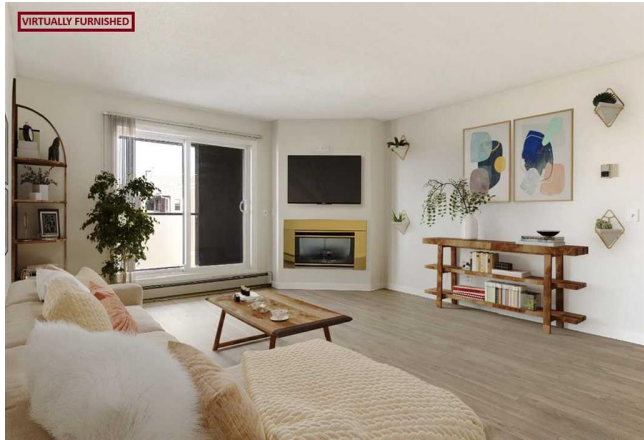
Pub Rmks: **GREAT NEW PRICE - Edgecliffe Estates is perfection, for the no-maintenance, all-inclusive lifestyle most owners of condominiums are looking for: minutes to Nose Hill Park AND all access routes (201, 1A, 2, and 1 for highways), AND INCLUDES: Gym Fitness, Indoor Pool, Hot Tub, Sauna, Entertainment/Kitchen Facility, added Storage, Visitor, Garage/RV Parking, plus, is pet-friendly, tenant-friendly, well-managed, AND has onsite weekday personnel, to service Owner inquiries, and facilitate with the Property Management. 1131 Edenvold Heights NW is a TOP-Floor 883 square foot CORNER UNIT, with beautiful open VIEW of the green space opposite, directly across from the Edgecliffe Clubhouse and Visitor Parking, and has RECENT UPGRADES throughout: Enjoy the Luxury Vinyl Plank Flooring, New Paint and Baseboards, LED Fixtures, chrome Faucets, and flip through the Virtual Staging in the iGuide 3D Tour, with Detailed Floor Plans to give you an in-person feel, before you visit. The open concept layout includes a large Foyer, separate Laundry Room, and the wrapped Kitchen, Living Room with Fireplace and Dining Room are all full-lifestyle capacity, for owners of all kinds up to full families comfortably. Both Bedrooms are able to hold Queen OR King-sized furnishings (from experience) and added Desk space each, if so desired. The Complex has also received recent care and attention, and ALL Documents are available in the Supplements for review - sit out on the glass-railing Balcony, to talk through your opportunity, but not for too long - immediate possession available, before winter closes in!**

Inclusions: **N/A**
Property Listed By: **CIR Realty**

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











1131 Edenwold Heights NW, Calgary, AB

Main Floor Interior Area 852.78 sq ft



0 3 6 ft

PREPARED: 2024/10/18

Wider regions are excluded from total floor area in GUTS. Floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.