



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3400 EDENWOLD Heights #2821, Calgary T3A 3Y5**

MLS®#: **A2146078**

Area: **Edgemont**

Listing Date: **07/08/24**

List Price: **\$308,803**

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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **859**  
Low Sqft:  
Ttl Sqft: **859**

**Asphalt,Assigned,Parking Lot,Plug-In,RV Access/Parking,Stall**

DOM

**70**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 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: **Laminate,Linoleum**

Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Breakfast Bar,Open Floorplan,Storage**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 11`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`11" x 8`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`8" x 7`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`6" x 10`11"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>15`7" x 9`6"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`3" x 6`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`5" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$643**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d65**

Legal Desc: **9311016**

Remarks

Pub Rmks: **2821 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 South 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 | Currently Vacant | 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 | Conveniently Located Outdoor Parking Stall | No Restriction on Short Term Rentals.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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