

1712 EDENWOLD Heights, Calgary T3A 3V2

MLS®#: **A2167806** Area: **Edgemont** Listing **09/24/24** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **-\$4k, 12-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:

Access:

Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **648**
 Low Sqft:
 Ttl Sqft: **648**

DOM

70
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
 Int Feat: **Breakfast Bar,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 12`9"	Kitchen	Main	10`2" x 9`8"
Dining Room	Main	10`2" x 6`6"	Bedroom	Main	13`5" x 11`6"
4pc Bathroom	Main	7`11" x 4`11"			

Legal/Tax/Financial

Condo Fee: **\$490** Title: **Fee Simple** Zoning: **M-C1 d65**
 Fee Freq:

Monthly

Legal Desc: 9311016

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY NOVEMBER 24 2-4 PM Welcome to luxury.....this entire suite located in this very desirable and amenity rich condominium community in Edgemont has been Completely Renovated and is sure to impress! From floor to ceiling, this 1 bedroom suite has been transformed from the new luxury vinyl plank flooring right up to the added lighting and knock down stipple ceilings. Move in soon and be the first to fully enjoy this gorgeous space. The open floor plan features a show-stopping 2 toned kitchen with custom made cabinetry (including pantry), accented by quartz counters and brand new stainless steel appliances. This space flows seamlessly into the adjacent dining area and overlooks the spacious living room with corner feature fireplace and offers sliding doors to the outdoor patio. The stylish bedroom provides enough room for even the largest furniture and is accented with a feature wall with wall sconces. The bathroom exudes luxury and features all new flooring, cabinetry, plumbing fixtures and lighting (including addition shower lighting and smart mirror) The insuite laundry room has been refreshed and features brand new front loading laundry set. The amenities building located centrally in this complex featues a meeting room, gym and pool....all included in your condo fees. Your assigned surface parking stall is near your suite and visitor parking is abundant. Book your private viewing today and be prepared to be wowed! (Updates include; Moen plumbing fixtures, custom made cabinetry and countertops, complete Samsung appliance package, Updated lighting from Cartwright lighting, Entire ceiling replaced with knockdown finish, Sherwin Williams and Benjamin Moore paint, New LPV throughout, Wallpaper from Walls Alive, Brand new doors throughout)**

Inclusions: none
Property Listed By: Real Estate Professionals Inc.

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







