



THE
A-TEAM

**RE/MAX
FIRST**

3400 EDENWOLD Heights #2612, Calgary T3A 3Y5

MLS® #: **A2169910**

Area: **Edgemont**

Listing Date: **10/03/24**

List Price: **\$289,982**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1990**

Finished Floor Area

Abv Sqft: **862**

Low Sqft:

Ttl Sqft: **862**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

49

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Stall

Utilities and Features

Roof: **Baseboard,Natural Gas**

Sewer: **None**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Open Floorplan**

Utilities:

Construction: **Concrete,Stone,Stucco,Wood Frame**

Flooring: **Carpet,Linoleum**

Water Source:
Fnd/Bsmt:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`4" x 11`8"
Kitchen	Main	8`1" x 7`10"
Dining Room	Main	8`9" x 8`3"
Bedroom - Primary	Main	12`0" x 10`10"
Walk-In Closet	Main	7`3" x 6`5"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	6`8" x 5`0"
Bedroom	Main	12`10" x 9`10"
Laundry	Main	6`0" x 5`0"
4pc Bathroom	Main	7`5" x 5`0"
Balcony	Main	14`6" x 5`1"

Legal/Tax/Financial

Condo Fee:
\$643

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

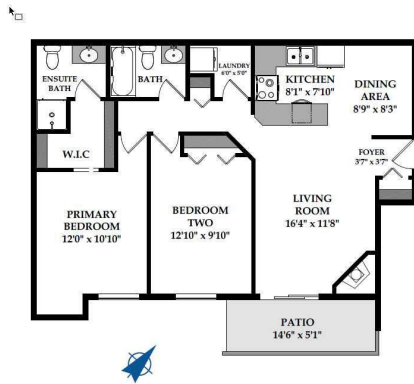
Legal Desc: **9311016**

Remarks

Pub Rmks: **2612 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Ground Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Patio | 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 | Tenant Occupied | Note: All Pictures & 3D Videos Are For Display Purposes & Depict The Size & Layout Of The Unit. However, They May Not Be The Way The Unit Is Decorated | Currently Rented For \$2,000 On A Month To Month Tenancy | 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 | Outdoor Parking - No Underground Parking | No Restriction on Short Term Rentals.**

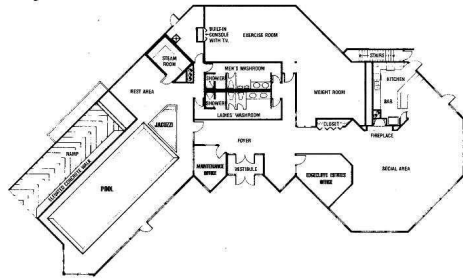
Inclusions: **N/A**
Property Listed By: **Real Broker**

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





The Edgecliffe Club





Unit 2012 Entrance to Clubhouse & Property Manager's Office

