



THE
A-TEAM

**RE/MAX
FIRST**

2414 EDENWOLD Heights, Calgary T3A 3Y2

MLS®#: **A2170278** Area: **Edgemont** Listing Date: **10/03/24** List Price: **\$294,999**
 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: **874**
 Low Sqft:
 Ttl Sqft: **874**

DOM

49
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **1**
 Garage Sz:

Access:

Lot Feat:
 Park Feat: **Paved,Plug-In,Stall**

Utilities and Features

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

Construction: **Concrete,Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|------------------------|---------------------|--------------|----------------------|
| 3pc Ensuite bath | Main | 5`8" x 9`3" | 4pc Bathroom | Main | 5`1" x 7`5" |
| Bedroom | Main | 13`11" x 10`10" | Dining Room | Main | 11`6" x 9`7" |
| Kitchen | Main | 7`10" x 8`5" | Living Room | Main | 16`5" x 11`9" |
| Bedroom - Primary | Main | 12`8" x 10`11" | | | |

Legal/Tax/Financial

Condo Fee: **\$643** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **9311016**

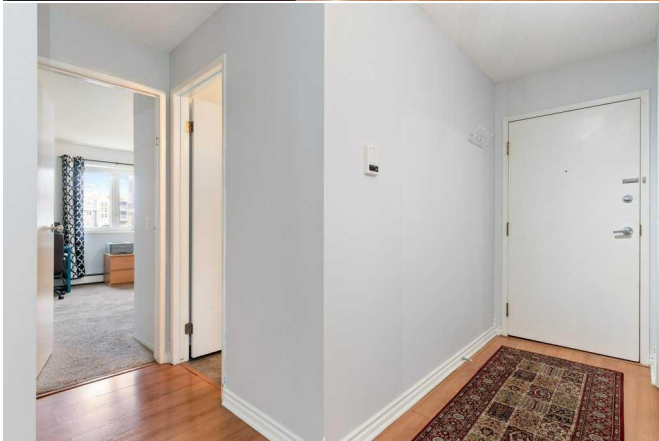
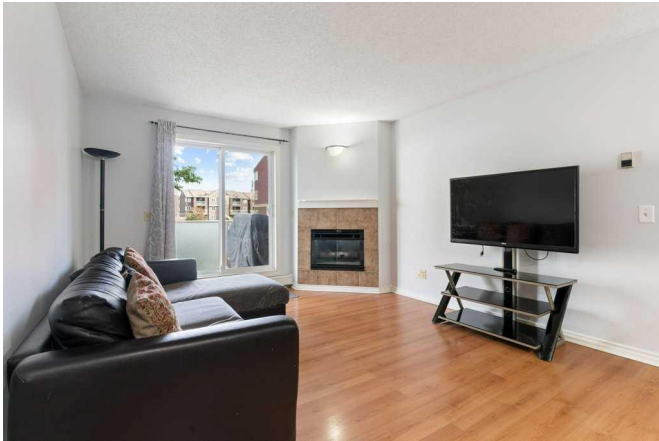
Remarks

Pub Rmks: **Welcome to this freshly painted, main floor 2-bedroom, 2 full bath, corner unit apartment located in Edgecliff Estates. The kitchen boasts quartz counters, and stainless-steel appliances, and is open to both the dining and living rooms. The living room features a gas fireplace, and access through the patio door to the balcony / patio, and access to yard space. Both bedrooms are a really good size with the primary bedroom containing a walk-through closet, ensuite bathroom also with quartz counter, and windows on two sides. Edgecliff Estates is a quiet community with loads of features, swimming pool, gym, hot tub, and a club house for birthday parties and more. Located an easy walk to shopping across the street, and around the corner from Nose Hill Park.**

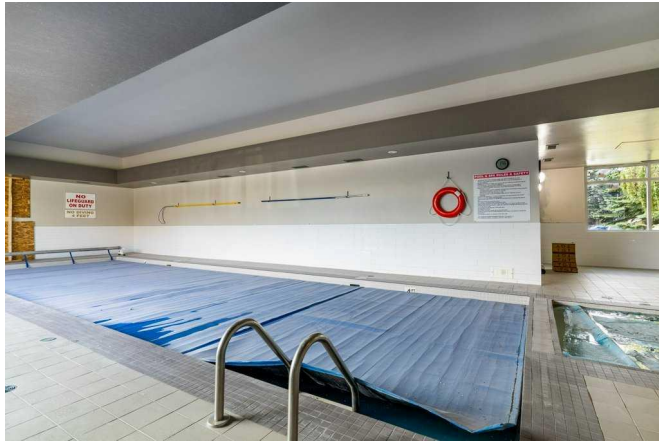
Inclusions: **N/A**
Property Listed By: **CIR Realty**

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









14-2400 Edenvold Heights NW, Calgary, AB

Main Floor Interior Area 874.02 sq ft



0 3 6 ft

PREPARED: 2024/10/23

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

