



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**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Paved,Plug-In,Stall

Finished Floor Area

Abv Sqft: **874**

Low Sqft:

Ttl Sqft: **874**

DOM

121

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

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:

\$684

Title:

Fee Simple

Zoning:

M-C1

Fee Freq:
Monthly

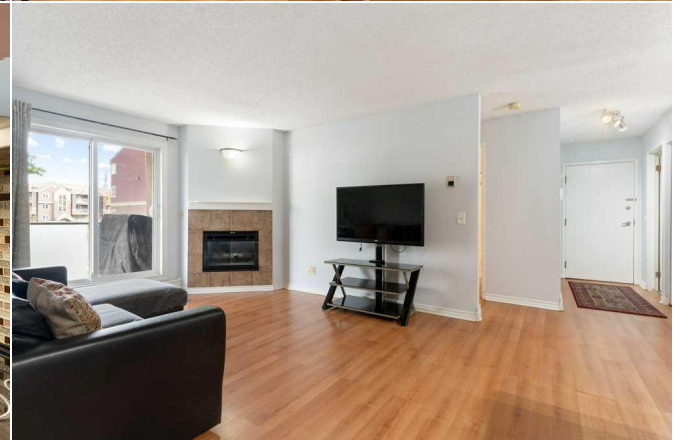
Legal Desc: **9311016**

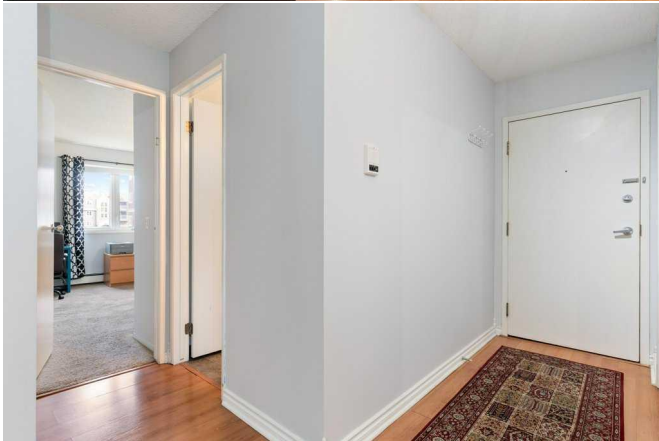
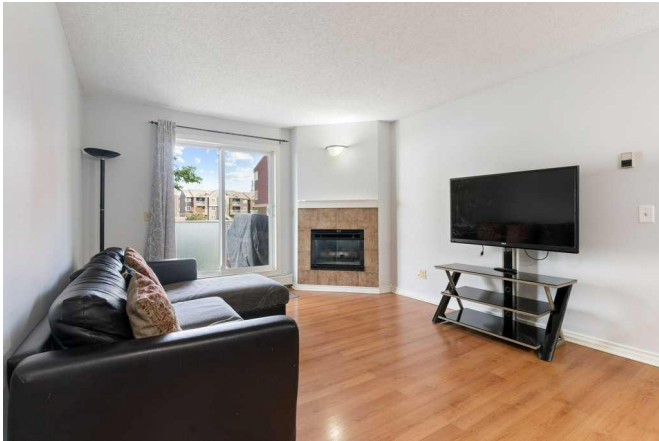
Remarks

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.**

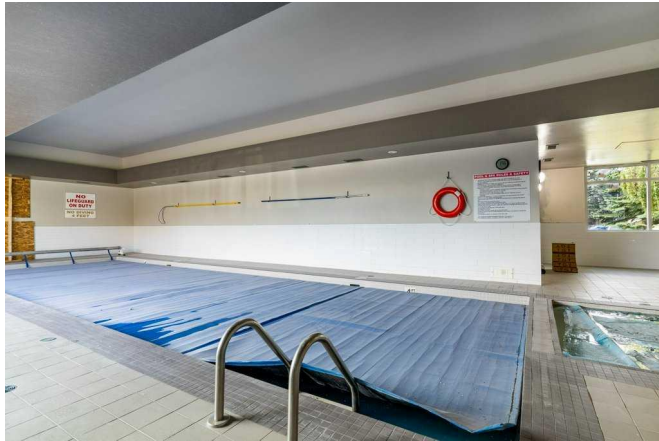
Inclusions: **N/A**
Property Listed By: **CIR Realty**

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: 2004/10/03

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.

