

2414 EDENWOLD Heights, Calgary T3A 3Y2

Sewer:

Bedroom - Primary

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

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Main

General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary

 Year Built:
 1990
 Abv Sqft:
 874

 Lot Information
 Low Sqft:

Finished Floor Area

DOM

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u>

Ttl Park: Garage Sz: 2 (2)

1

2.0 (2 0)

Apartment

79

Lot Sz Ar: Ttl Sqft: **874**

Lot Shape:

Access: Lot Feat:

Park Feat: Paved, Plug-In, Stall

Utilities and Features

Roof: Clay Tile Construction:

Heating: Baseboard, Boiler Concrete, Stone, Stucco, Wood Frame

Flooring:

Ext Feat: Balcony 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

Level <u>Level</u> <u>Room</u> **Dimensions** Room **Dimensions** 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" 7`10" x 8`5" **Living Room** 16`5" x 11`9" Kitchen Main Main

Legal/Tax/Financial

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

12`8" x 10`11"

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

















