



THE
A-TEAM

**RE/MAX
FIRST**

2811 EDENWOLD Heights #11, Calgary T3A4Y5

MLS® #: **A2172846**

Area: **Edgemont**

Listing Date: **10/13/24**

List Price: **\$318,000**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 08-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **849**
Low Sqft:
Ttl Sqft: **849**

DOM

39
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Single Garage Detached,Stall

Utilities and Features

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

Construction: **Concrete,Stone,Stucco,Wood Frame**
Flooring: **Ceramic Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`1" x 6`7"	4pc Bathroom	Main	4`11" x 7`5"
Bedroom	Main	15`5" x 9`8"	Dining Room	Main	8`9" x 6`8"
Kitchen	Main	8`9" x 8`8"	Kitchen	Main	15`4" x 11`7"
Living Room	Main	15`4" x 11`7"	Bedroom - Primary	Main	17`4" x 10`9"
Walk-In Closet	Main	6`4" x 7`6"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$643

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9311016

Remarks

Pub Rmks: **This fantastic corner Main FLOOR Unit features 2 bedrooms, 2 bathrooms and 2 Parking Spots. Rare, Detached Single Garage and Outdoor Parking Spot. With over 849 sqft and situated on the main floor, this spacious open-space unit is ideal for first-time buyers or investors! Open-concept kitchen complete with a convenient breakfast bar/Quartz countertops/stainless steel appliances and a large space for the dining room. The living room features a cozy corner fireplace and sliding patio doors for a quick and easy access to the street. The master bedroom features a walk-through closet that leads to the 3 pc en-suite bathroom. 2nd bedroom and 4 pc bathroom. This unit also includes in-suite laundry. Edge Cliff Estates is the ideal location for an active and entertaining lifestyle, the residents have exclusive access to an indoor pool, sauna, hot tub, fully equipped exercise room, games room with a pool table, and a party room with a kitchen. This family-friendly neighborhood offers easy access to Nose Hill Park, restaurants, retail establishments, public transportation, schools, and shopping centers. Pets are welcome.**

Inclusions: N/A

Property Listed By: Sotheby's International Realty Canada

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









