

**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**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **849**  
 Low Sqft:  
 Ttl Sqft: **849**

DOM  
**69**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

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

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















