



THE
A-TEAM

**RE/MAX
FIRST**

3400 EDENWOLD Heights #2714, Calgary T3A 3Y5

MLS® #: **A2174106** Area: **Edgemont** Listing Date: **10/19/24** List Price: **\$279,900**
 Status: **Pending** County: **Calgary** Change: **-\$5k, 14-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:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **863**
 Low Sqft:
 Ttl Sqft: **863**

DOM

45
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Chandelier,Laminate Counters,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 11`4"	Kitchen	Main	9`2" x 8`5"
Dining Room	Main	9`2" x 7`5"	Bedroom - Primary	Main	15`1" x 10`9"
3pc Ensuite bath	Main	8`6" x 6`9"	Walk-In Closet	Main	6`4" x 7`4"
Bedroom	Main	15`1" x 9`7"	3pc Bathroom	Main	5`5" x 7`4"
Laundry	Main	5`6" x 5`10"	Foyer	Main	8`9" x 4`6"

Legal/Tax/Financial

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

Legal Desc:

9311016

Remarks

Pub Rmks:

Welcome to Edgecliff Estates in the heart of the desirable community of Edgemont. This fantastic ground floor apartment is highly upgraded, offers a great location and comfortable living. Featuring 2 bedrooms and 2 bathrooms, the spacious living room is bright and cozy, complete with a corner gas fireplace and access to a private covered patio facing North. Enjoy an open concept layout with a kitchen that boasts a breakfast bar, perfect for entertaining. The generous primary bedroom includes a walk-through closet and a 3-piece ensuite for added convenience. Plus, you'll appreciate the in-suite laundry! The complex is well-maintained and allows for short term rental for Airbnb and VRBO. Residents have access to an amazing clubhouse with a swimming pool, hot tub, steam room, loaded gym, and social/games room with a pool table, plenty of visitor parkings stalls and onsite management office. This apartment is perfect for first-time buyers or as an investment. You'll love the nearby schools, parks, restaurants, and proximity to Nose Hill Park. Edgemont is known for its abundance of parks and pathways, making it a great neighborhood to explore. Conveniently located near Superstore, Costco, Northland & Market Mall, as well as the Children's & Foothills Hospitals, U of C, and SAIT, with easy access to major roads like Shaganappi Trail and Stoney Trail. Don't miss this opportunity, Call to view today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





