



THE
A-TEAM

**RE/MAX
FIRST**

2513 EDENWOLD Heights #2513, Calgary T3A 3Y5

MLS® #: **A2181896** Area: **Edgemont** Listing Date: **12/04/24** List Price: **\$269,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned, Parking Pad**

Finished Floor Area

Abv Sqft: **868**
 Low Sqft:
 Ttl Sqft: **868**

DOM

17
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: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, Washer**
 Int Feat: **Open Floorplan**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> | <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|---------------------|--------------|----------------------|--------------------------|--------------|----------------------|
| Living Room | Main | 13`0" x 11`8" | Kitchen | Main | 8`2" x 8`2" |
| Dining Room | Main | 8`4" x 5`4" | Bedroom - Primary | Main | 12`7" x 10`9" |
| Bedroom | Main | 11`8" x 10`8" | 3pc Ensuite bath | Main | 0`0" x 0`0" |
| 4pc Bathroom | Main | 0`0" x 0`0" | | | |

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **9311016**

Remarks

Pub Rmks: **Opportunity knocks! Excellent value for this 2 Beds 2 Baths condo apartment. The open concept of the Living Room, Dining Room, and Kitchen. The bright east facing Living room with cozy corner Gas Fireplace and easy access to the patio. The Dining room is next to the open white Kitchen with an eating bar. Spacious Master Bedroom with walk-through closet with closet organizer and a 3 pc Ensuite. The 2nd good-sized Bedroom has a big built-in closet and is next to a 4 pc main Bath and in-suite Laundry/storage room. This unit has 1 assigned parking and access to the amazing clubhouse that includes an indoor pool, hot tub, sauna, fully equipped gym, games room, common area kitchen, and party room. This complex was fully face lifted few years ago with newer stucco, newer windows, balconies and Patio doors for all the units. Excellent location across the street from Nose Hill Park, Catholic elementary school, and shopping. Only minutes from Edgemont Elementary School, Tom Baines Junior High School, Market Mall, University of Calgary, Foothills Hospital, and Alberta Children's Hospital. Don't miss this chance!**

Inclusions: **N/A**
Property Listed By: **Jessica Chan Real Estate & Management Inc.**

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









