



THE
A-TEAM

**RE/MAX
FIRST**

3400 EDENWOLD Heights #2821, Calgary T3A 3Y5

MLS®#: **A2183000**

Area: **Edgemont**

Listing Date: **12/10/24**

List Price: **\$298,892**

Status: **Active**

County: **Calgary**

Change: **None**

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: **859**
Low Sqft:
Ttl Sqft: **859**

DOM

11
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Asphalt,Assigned,Parking Lot,Plug-In,RV Access/Parking,Stall

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Window Coverings**
Int Feat: **Breakfast Bar,Open Floorplan**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`3" x 11`7"
Kitchen	Main	8`11" x 8`2"
Dining Room	Main	8`8" x 7`4"
Bedroom - Primary	Main	17`6" x 10`11"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	15`7" x 9`6"
3pc Ensuite bath	Main	8`3" x 6`7"
4pc Bathroom	Main	7`5" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$643

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d65

Legal Desc: **9311016**

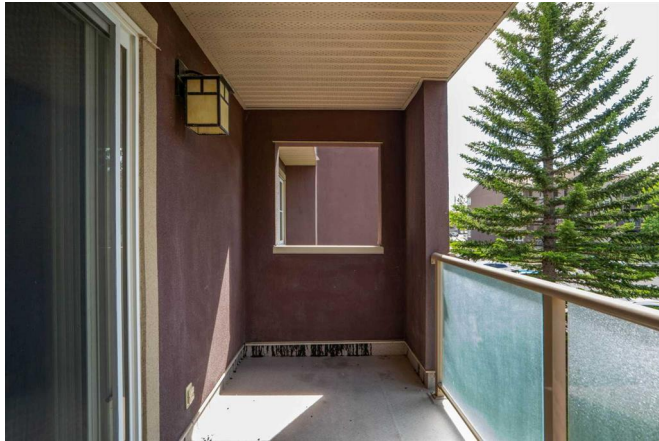
Remarks

Pub Rmks: **2821 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom With Walk Through Closet & 3 PCE Ensuite | Convenient In-Suite Laundry | Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer Or Investment | Edgecliffe Estates Is A Beautiful & Well-Maintained Complex, Newer Windows, Patio Doors & Balconies | Walking Distance To Schools, Parks, Restaurants & Steps To Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Childrens & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Currently Vacant | Condo Fees \$643.02 | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS - Are Allowed Dogs & Cats No Size Restriction Subject to Board Approval | No Elevators in Complex | Conveniently Located Outdoor Parking Stall | No Restriction on Short Term Rentals.**

Inclusions:
Property Listed By: **N/A**
Real Broker

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







The Edgecliffe Club

