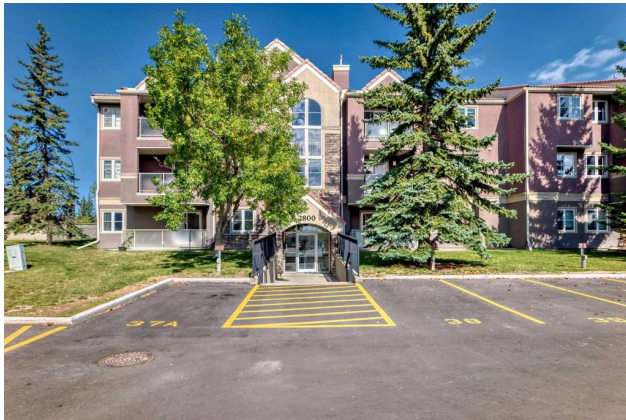


2812 EDENWOLD Heights #12, Calgary T3A 3Y8

MLS®#: **A2185152** Area: **Edgemont** Listing Date: **01/03/25** List Price: **\$295,000**
 Status: **Active** County: **Calgary** Change: **+\$10k, 21-Jan** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat: **Corner Lot**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **870**
 Low Sqft:
 Ttl Sqft: **870**

DOM

29
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Stone,Stucco**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 13`0"	Kitchen	Main	8`3" x 11`2"
Dining Room	Main	8`4" x 11`2"	Laundry	Main	7`6" x 3`7"
4pc Bathroom	Main	7`6" x 4`11"	Bedroom	Main	10`8" x 11`7"
Bedroom - Primary	Main	10`9" x 12`8"	4pc Ensuite bath	Main	9`1" x 5`7"
Walk-In Closet	Main	6`9" x 5`3"	Balcony	Main	14`3" x 5`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$684

Fee Simple
Fee Freq:
Monthly

M-C1 d65

Legal Desc: **9311016**

Remarks

Pub Rmks: **Immediate possession available in this ground floor unit in Edgecliff Estates. Pack your bags and move in before the end of summer! Easy access and short distance from your parking stall to this 2 bed 2 bath unit. Ideally located on the 'quiet' side of the complex. The parking stall is located right in front of the unit. Not backing onto any of the main roads. Incredible amenities in this very popular complex located in the desirable community of Edgemont. The amenities are some of the best in the city with full access to the gym, indoor swimming pool, steam room, hot tub, pool table, and a party room you can use for entertaining that includes a full kitchen. This freshly painted unit has a great open floor plan with lots of natural light and gas fireplace, offering a large primary master bedroom with a 4 pc en suite, along with your own in-suite laundry. The complex has a prime location close to transit, shopping center, Nose Hill Park, dog walking parks, and playgrounds.**

Inclusions: **none**
Property Listed By: **Diamond Realty & Associates LTD.**

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





