



THE
A-TEAM

**RE/MAX
FIRST**

2413 EDENWOLD Heights #2413, Calgary T3A 3Y2

MLS®#: **A2186841**

Area: **Edgemont**

Listing Date: **01/10/25**

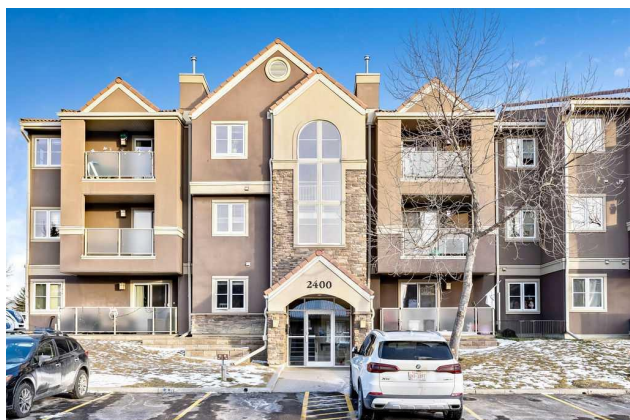
List Price: **\$274,900**

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: **641**
Low Sqft:
Ttl Sqft: **641**

DOM

12
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:
Park Feat: **Assigned,Single Garage Detached,Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Closet Organizers,Laminate Counters,No Smoking Home,Open Floorplan,Recreation Facilities,See Remarks,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	3`6" x 3`7"	Kitchen	Main	8`3" x 8`9"
Dining Room	Main	7`11" x 8`9"	Living Room	Main	12`7" x 13`11"
Bedroom - Primary	Main	11`6" x 13`6"	Laundry	Main	3`7" x 4`9"
4pc Bathroom	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$521

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **9311016**

Remarks

Pub Rmks: **HOLD UP! You're looking for an awesome apartment close to everything you could need at a great price with low condo fees, and this is it! This amazing unit comes with 2 parking stalls - 1 just outside the door, and 1 in a SINGLE DETACHED GARAGE just for you! Keep your car clear of snow in the winter while enjoying storage potential most other units can't offer. This spacious unit has a great open floor plan with 1 HUGE bedroom and renovated bathroom. With new vinyl plank floors and fresh paint combine with the white cabinets to create a bright and welcoming atmosphere. The large living room boasts a gas fireplace and sliding door onto your patio overlooking a wide lawn between you and the next building creating space and privacy. The open and functional kitchen offers loads of counter space with eating bar, perfect for entertaining or preparing meals. Your dining area is open to the kitchen and living room, but also out of the way defining each room in a way you don't often see in newer apartments. The unit has an in-suite laundry room as well. There is plenty of visitor parking in front of the amenities building. OH THAT'S RIGHT - you'll enjoy amenities including indoor pool, steam room, fitness centre, party room and table games included in your condo fees! You're also a short walk to Nose Hill Park and close to many community parks and greenspaces. Quick access to major routes, public transit, shopping, restaurants, and schools make it easy to commute and enjoy all Calgary has to offer. Pets are allowed with board approval. This makes it a convenient and affordable home!**

Inclusions:
Property Listed By: **TV mounting bracket
Real Estate Professionals Inc.**

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







