

3400 EDENWOLD Heights #1123, Calgary T2A 3T5

MLS® #: **A2190491** Area: **Edgemont** Listing Date: **02/04/25** List Price: **\$285,582**
 Status: **Pending** 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:

Access:

Lot Feat:
 Park Feat:

Finished Floor Area
 Abv Sqft: **865**
 Low Sqft:
 Ttl Sqft: **865**

Parking Lot,Paved,Stall

DOM

61
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Breakfast Bar,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 11`7"	Bedroom	Main	11`7" x 10`8"
Kitchen	Main	8`0" x 8`0"	Foyer	Main	7`10" x 3`6"
Dining Room	Main	8`5" x 7`6"	Laundry	Main	7`5" x 2`8"
Bedroom - Primary	Main	12`7" x 10`9"	4pc Bathroom	Main	7`5" x 4`11"
3pc Ensuite bath	Main	9`1" x 5`6"	Balcony	Main	13`7" x 5`0"

Legal/Tax/Financial

Condo Fee: **\$684** Title: **Fee Simple** Zoning: **M-C1**

Legal Desc:

9311016

Fee Freq:
Monthly

Remarks

Pub Rmks:

1123 Edensold 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 | No Elevators in Complex | Outdoor Parking - No Underground Parking.

Inclusions:

N/A

Property Listed By:

Real Broker

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



