



THE
A-TEAM

**RE/MAX
FIRST**

2414 EDENWOLD Heights, Calgary T3A 3Y2

MLS® #: **A2202562**

Area: **Edgemont**

Listing Date: **03/16/25**

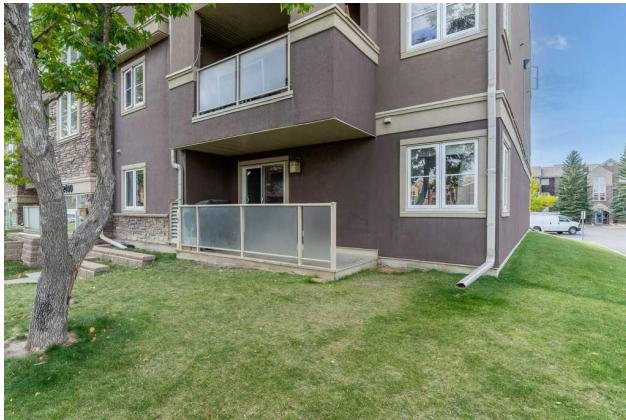
List Price: **\$289,900**

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: **874**
Low Sqft:
Ttl Sqft: **874**

DOM

30
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Paved,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Boiler**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Ensuite bath	Main	5`8" x 9`3"	4pc Bathroom	Main	5`1" x 7`5"
Bedroom	Main	13`11" x 10`10"	Dining Room	Main	11`6" x 9`7"
Kitchen	Main	7`10" x 8`5"	Living Room	Main	16`5" x 11`9"
Bedroom - Primary	Main	12`8" x 10`11"			

Legal/Tax/Financial

Condo Fee:
\$684

Title:
Fee Simple

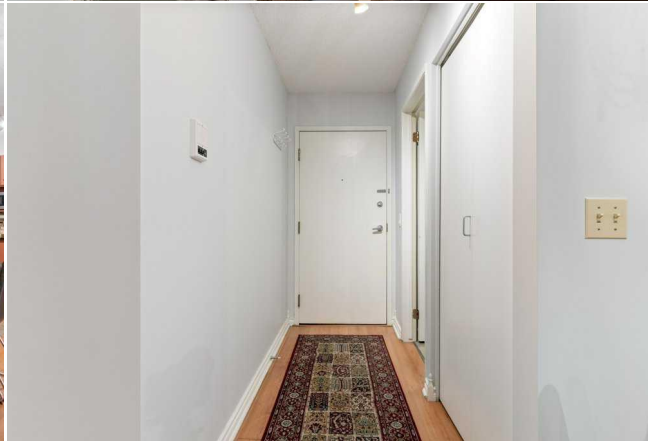
Zoning:
M-C1

Legal Desc:	9311016	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to this freshly painted, main floor 2-bedroom, 2 full bath, corner unit condo located in Edgecliff Estates. The kitchen boasts quartz counters, and stainless-steel appliances, and is open to both the dining and living rooms. The living room features a gas fireplace, and access through the patio door to the balcony / patio, and access to yard space. Both bedrooms are a really good size, located at oposite ends of the condo for more privacy. The primary bedroom containing a walk-through closet, ensuite bathroom also with quartz counter, and windows on two sides. Edgecliff Estates is a quiet community with loads of features, swimming pool, gym, hot tub, and a club house for birthday parties and more. Located an easy walk to shopping across the street, and around the corner from Nose Hill Park.		
Inclusions:	N/A		
Property Listed By:	CIR Realty		

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









Main Floor Interior Area 874.02 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.