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2612, 3400 Edenwold Heights NW  
Calgary, Alberta

MLS # A2205656



\$278,872

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Edgemont                           |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 862 sq.ft.                         | Age:   | 1990 (35 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Assigned, Stall                    |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                     |            |        |
|-------------|-------------------------------------|------------|--------|
| Heating:    | Baseboard, Natural Gas              | Water:     | -      |
| Floors:     | Carpet, Linoleum                    | Sewer:     | -      |
| Roof:       | -                                   | Condo Fee: | \$ 684 |
| Basement:   | -                                   | LLD:       | -      |
| Exterior:   | Concrete, Stone, Stucco, Wood Frame | Zoning:    | M-C1   |
| Foundation: | -                                   | Utilities: | -      |
| Features:   | Breakfast Bar, Open Floorplan       |            |        |

Inclusions: N/A

2612 Edenwold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Ground Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Patio | 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 | Edgecliff 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 | Vacant Ready To Move In | Note: All Pictures And 3D Videos Are For Display Purposes & Depict The Size & Layout Of The Unit. However, They May Not Be The Way The Unit Is Decorated | Condo Fees \$684.03 (Jan &dash; Dec) | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS &dash; Are Allowed Dogs & Cats No Size Restriction Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground Parking.