



**GRASSROOTS**  
REALTY GROUP

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**1621, 3400 Edenwold Heights NW  
Calgary, Alberta**

**MLS # A2237998**



**\$228,822**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Edgemont                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 653 sq.ft.                         | <b>Age:</b>   | 1990 (35 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                     |                   |          |
|--------------------|-------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard, Natural Gas              | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Linoleum                    | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                                   | <b>Condo Fee:</b> | \$ 521   |
| <b>Basement:</b>   | -                                   | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete, Stone, Stucco, Wood Frame | <b>Zoning:</b>    | M-C1 d65 |
| <b>Foundation:</b> | -                                   | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Open Floorplan                      |                   |          |

**Inclusions:** N/A

1621 Edenwold Heights NW | Fantastic Location! | Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit, As The Unit Is Tenant Occupied | 1 Bed, 1 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Bedroom | 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 Beautiful Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Children's & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Tenant Occupied | Currently Rented For \$1500.00 Per Month &ndash; Month to Month Lease | Condo Fees \$521.17 | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS &ndash; Are Allowed Dogs & Cats No Size Restriction Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground