



GRASSROOTS
REALTY GROUP

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2511, 3400 Edenwold Heights NW
Calgary, Alberta

MLS # A2265069



\$249,942

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	RV Access/Parking, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 648
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

2511 Edenwold Heights NW | Fantastic Location! | 2 Bed, 2 Bath First Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West 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 | Tenant Occupied - Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit | 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 | Vacant | Condo Fees \$684.03 | Include: Common Area Maintenance, Heat, Water, Sewer, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, On-Site Residential Manager | PETS – Are Allowed Dogs & Cats Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground