



**GRASSROOTS**  
REALTY GROUP

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1621, 3400 Edenwold Heights NW  
Calgary, Alberta

MLS # A2266566



**\$198,891**

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

|             |                                     |            |          |
|-------------|-------------------------------------|------------|----------|
| Heating:    | Baseboard, Natural Gas              | Water:     | -        |
| Floors:     | Carpet, Linoleum                    | Sewer:     | -        |
| Roof:       | -                                   | Condo Fee: | \$ 521   |
| Basement:   | -                                   | LLD:       | -        |
| Exterior:   | Concrete, Stone, Stucco, Wood Frame | Zoning:    | M-C1 d65 |
| Foundation: | -                                   | Utilities: | -        |
| Features:   | 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 | 1 Bed, 1 Bath 2nd 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 | 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 Parking