



**2913, 3400 Edenwold Heights NW  
Calgary, Alberta**

**MLS # A2297324**



**\$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>     | 868 sq.ft.                         | <b>Age:</b>   | 1990 (36 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | RV Access/Parking, 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> | \$ 684   |
| <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, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** N/A

2913 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 Overlooking Living Room & Dining Area | Generous Sized Primary Bedroom With Walk Through Closet & 3 PCE Ensuite | Convenient In-Suite Laundry | PETS &ndash; Are Allowed Dogs & Cats Subject to Board Approval | No Elevators in Complex | Outdoor Energized Parking - No Underground Parking.