



**3023, 3400 Edenwold Heights NW  
Calgary, Alberta**

**MLS # A2120132**



**\$238,832**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	654 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, 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>	\$ 490
<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>	Breakfast Bar, Open Floorplan, Storage		

**Inclusions:** All Appliances "As Is"

3023 Edenwold Heights NW | Fantastic Location! | 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 Eating Bar Overlooking Living Room & Dining Area | Generous Sized Primary 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 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 | Tenant Occupied | Note: Pictures Used Are Representative Of A Similar Apartment | Currently Rented For \$1,400 per month | Rental Increase Starting September 1st is \$1700.00 | Month to Month Tenancy | Condo Fees \$489.92 | 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.