

# \$253,900 - 3124, 3124 Edenvold Heights Nw, Calgary

MLS® #A2192984

**\$253,900**

1 Bedroom, 1.00 Bathroom, 648 sqft  
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Fantastic opportunity to make your home in this lovely 1 bedroom / 1 bath condo in the popular EDGECLIFFE ESTATES project, in this prime spot just steps to Nose Hill Park, bus stops & shopping. This terrific 2nd floor unit enjoys new vinyl plank floors, insuite laundry, outdoor parking stall & covered West-facing balcony with mountain views. Super open concept floorplan featuring spacious living room with gas fireplace & decorated in designer paint colours, nice-sized dining room area & kitchen with extended counter/table. The bedroom is an incredible size & comes complete with a huge closet. Handy insuite laundry/storage room with space-saving washer/dryer. Your assigned parking stall - with plug-in, is conveniently located only a few short steps away. The monthly condo fees include heat & water-sewer, plus access to the amazing residents' rec centre with its indoor swimming pool & hot tub, steam room, fitness centre & lounge with kitchen, fireplace & games area with pool & ping pong tables. Neighbourhood schools & amenities are all just moments away, & with its quick access to Shaganappi Trail you're within easy reach of the University of Calgary & Foothills Medical Centre, major retail centers, LRT & downtown.

Built in 1990

## Essential Information



MLS® #	A2192984
Price	\$253,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	648
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### **Community Information**

Address	3124, 3124 Edenvold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3Y8

### **Amenities**

Amenities	Fitness Center, Parking, Party Room, Recreation Facilities, Recreation Room, Visitor Parking, Indoor Pool
Parking Spaces	1
Parking	Assigned, Stall, Outside, Plug-In

### **Interior**

Interior Features	Open Floorplan, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
Days on Market	56
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.