

# \$289,982 - 2612, 3400 Edenvold Heights Nw, Calgary

MLS® #A2205656

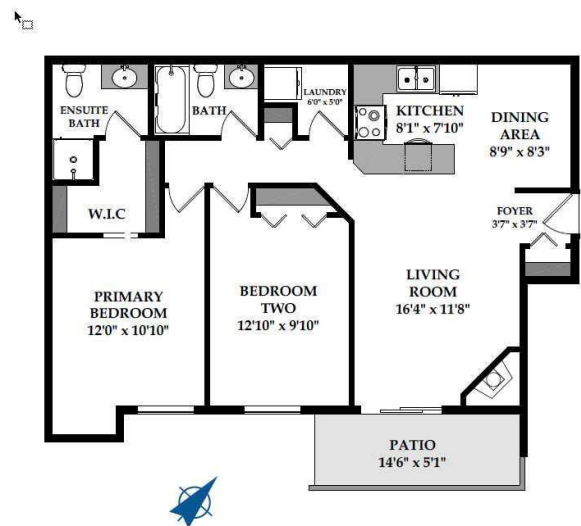
**\$289,982**

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

2612 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Ground Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South 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 | Edgcliff 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: All Pictures And 3D Videos Are For Display Purposes & Depict The Size & Layout Of The Unit. However, They May Not Be The Way The Unit Is Decorated | Currently Rented For \$2,000 On A Month To Month Tenancy | Condo Fees \$684.03 (Jan - Dec) | 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 No Size  
Restriction Subject to Board Approval | No  
Elevators in Complex | Outdoor Parking - No  
Underground Parking

Built in 1990

### Essential Information

MLS® #	A2205656
Price	\$289,982
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	862
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	2612, 3400 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3Y5

### Amenities

Amenities	Clubhouse, Fitness Center, Recreation Facilities, Recreation Room, Visitor Parking, Indoor Pool
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Baseboard, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brass
# of Stories	3

### **Exterior**

Exterior Features	None
Construction	Concrete, Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	April 1st, 2025
Days on Market	2
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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