

\$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 | 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 | Vacant Ready To Move In | 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 | 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, Indoor Pool, Recreation Facilities, Recreation Room, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Open Floorplan, Breakfast Bar
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Stove, Washer/Dryer
Heating	Natural Gas, Baseboard
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Brass
# of Stories	3

Exterior

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

Additional Information

Date Listed	April 1st, 2025
Days on Market	76
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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