

\$285,582 - 1123, 3400 Edenwold Heights Nw, Calgary

MLS® #A2190491

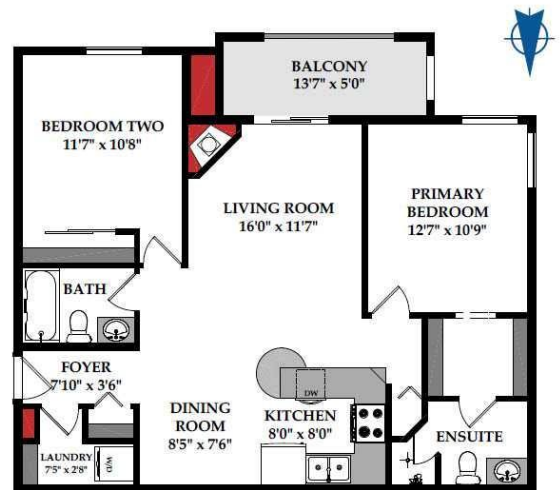
\$285,582

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

1123 Edenwold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Balcony | 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 | Tenant Occupied | Note: Pictures Used Are Representative Of A Similar Apartment | Currently Rented For \$2,100 On A Month To Month Tenancy | Condo Fees \$643.02 | 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® #	A2190491
Price	\$285,582
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	865
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	1123, 3400 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 3T5

Amenities

Amenities	Clubhouse, Fitness Center, Parking, Recreation Facilities, Recreation Room, Snow Removal, Visitor Parking, Indoor Pool, Pool, Party Room, RV/Boat Storage
Parking Spaces	1
Parking	Paved, Stall, Parking Lot

Interior

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

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

Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Stucco, Wood Frame

Additional Information

Date Listed	February 4th, 2025
Days on Market	80
Zoning	M-C1

Listing Details

Listing Office	Real Broker
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