

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

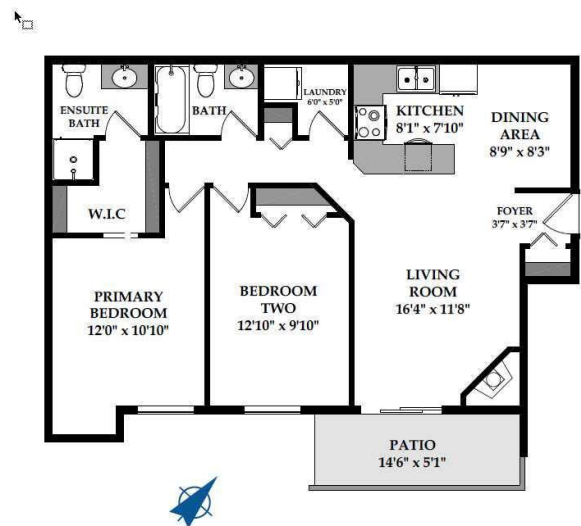
MLS® #A2205656

**\$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	16
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.