

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

MLS® #A2182996

\$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 & 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 \$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 | No Restriction on Short Term
Rentals.

Built in 1990

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2182996 |
| 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 | Apartment |
| 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 | 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 | Brass, Gas, Living Room |
| # of Stories | 3 |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 10th, 2024 |
| Days on Market | 92 |
| Zoning | M-C1 |

Listing Details

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

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