

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

MLS® #A2205656

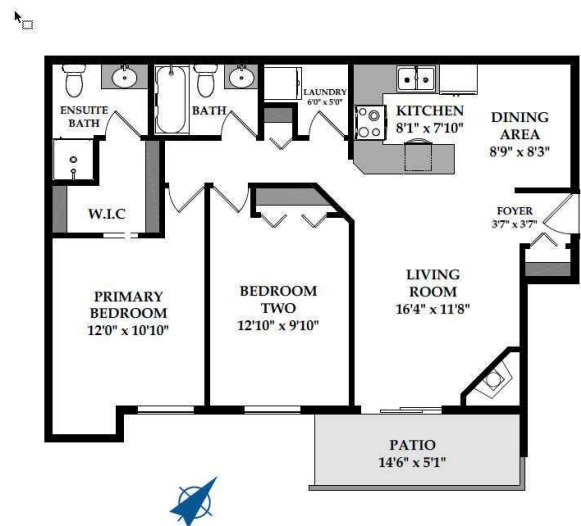
## \$289,982

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

2612 Edenwold 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 | 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, 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      | 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 | 31              |
| Zoning         | M-C1            |

## Listing Details

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

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