

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

MLS® #A2190491

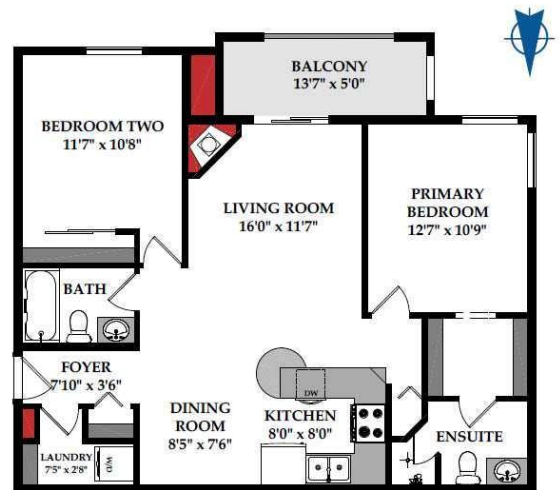
**\$285,582**

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 â€œ 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	73
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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