

# \$228,822 - 1621, 3400 Edenwold Heights Nw, Calgary

MLS® #A2237998

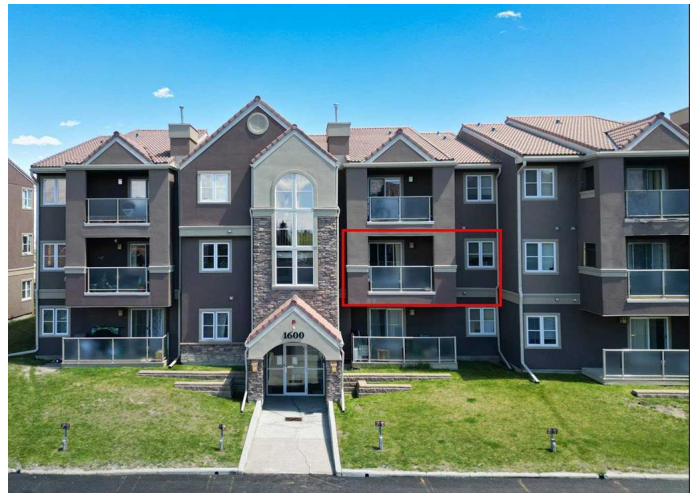
**\$228,822**

1 Bedroom, 1.00 Bathroom, 653 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

1621 Edenwold Heights NW | Fantastic Location! | Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit, As The Unit Is Tenant Occupied | 1 Bed, 1 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Bedroom | 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 Beautiful Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Children's & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Tenant Occupied | Currently Rented For \$1500.00 Per Month - Month to Month Lease | Condo Fees \$521.17 | 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

Built in 1990

**Essential Information**

MLS® #	A2237998
Price	\$228,822
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	653
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1621, 3400 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3V2

**Amenities**

Amenities	Clubhouse, Fitness Center, Indoor Pool, Recreation Facilities, Recreation Room, RV/Boat Storage, Visitor Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
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	July 10th, 2025
Days on Market	10
Zoning	M-C1 d65

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.