

# \$278,872 - 2612, 3400 Edenvold Heights Nw, Calgary

MLS® #A2238883

**\$278,872**

2 Bedroom, 2.00 Bathroom, 862 sqft

Residential on 0.00 Acres

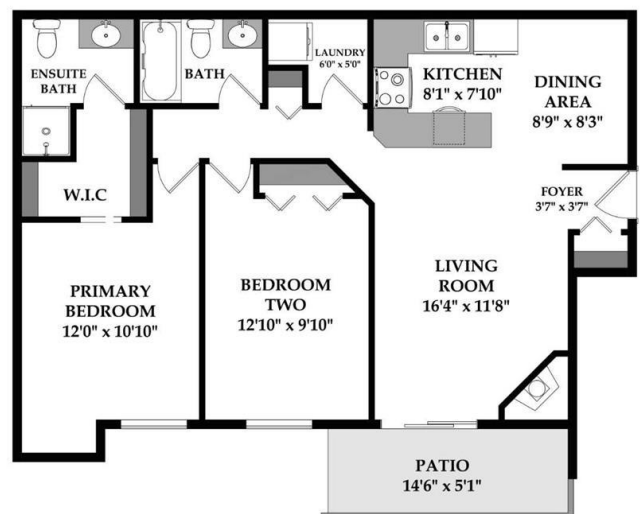
Edgemont, Calgary, Alberta

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 | 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 | Vacant Ready To Move In | 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 | 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



Clubhouse & Property Manager's Office

Building #2600 - Unit #12



Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground Parking.

Built in 1990

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238883          |
| Price          | \$278,872         |
| 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      | Fitness Center, Recreation Facilities, Recreation Room, Visitor Parking, Clubhouse, Indoor Pool, RV/Boat Storage |
| 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    | August 5th, 2025 |
| Days on Market | 29               |
| Zoning         | M-C1             |

### 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.