



## 3400 Edenwold Heights Calgary Alberta

\$289,982

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 & 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. (id:6769)

Living room 15.33 Ft x 13.17 Ft

3pc Bathroom 6.67 Ft x 5.00 Ft

Kitchen 8.75 Ft x 7.75 Ft

Bedroom 12.75 Ft x 9.67 Ft

Dining room 8.75 Ft x 7.17 Ft

Laundry room 5.83 Ft x 5.00 Ft

Primary Bedroom 14.00 Ft x 10.75 Ft

4pc Bathroom 7.58 Ft x 5.00 Ft

Other 7.58 Ft x 6.42 Ft

Other 13.75 Ft x 5.17 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<https://www.dericburton.com/>

**RE/MAX**

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(CENTRAL)**

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