



## 3400 Edenwold Heights Calgary Alberta

\$285,000

Welcome to Edgecliff Estates in the heart of the desirable community of Edgemont. This fantastic ground floor apartment is highly upgraded, offers a great location and comfortable living. Featuring 2 bedrooms and 2 bathrooms, the spacious living room is bright and cozy, complete with a corner gas fireplace and access to a private covered patio facing North. Enjoy an open concept layout with a kitchen that boasts a breakfast bar, perfect for entertaining. The generous primary bedroom includes a walk-through closet and a 3-piece ensuite for added convenience. Plus, you'll appreciate the in-suite laundry! The complex is well-maintained and allows for short term rental for Airbnb and VRBO. Residents have access to an amazing clubhouse with a swimming pool, hot tub, steam room, loaded gym, and social/games room with a pool table, plenty of visitor parkings stalls and onsite management office. This apartment is perfect for first-time buyers or as an investment. You'll love the nearby schools, parks, restaurants, and proximity to Nose Hill Park. Edgemont is known for its abundance of parks and pathways, making it a great neighborhood to explore. Conveniently located near Superstore, Costco, Northland & Market Mall, as well as the Children's & Foothills Hospitals, U of C, and SAIT, with easy access to major roads like Shaganappi Trail and Stoney Trail. Don't miss this opportunity, Call to view today! (id:6769)

Living room 15.00 Ft x 11.33 Ft

Kitchen 9.17 Ft x 8.42 Ft

Dining room 9.17 Ft x 7.42 Ft

Primary Bedroom 15.08 Ft x 10.75 Ft

3pc Bathroom 8.50 Ft x 6.75 Ft

Other 6.33 Ft x 7.33 Ft

Bedroom 15.08 Ft x 9.58 Ft

3pc Bathroom 5.42 Ft x 7.33 Ft

Laundry room 5.50 Ft x 5.83 Ft

Foyer 8.75 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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