



## 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 16.33 Ft x 11.67 Ft  
3pc Bathroom 6.67 Ft x 5.00 Ft  
Kitchen 8.08 Ft x 7.83 Ft  
Bedroom 12.83 Ft x 9.83 Ft  
Dining room 8.75 Ft x 8.25 Ft

Laundry room 6.00 Ft x 5.00 Ft  
Primary Bedroom 12.00 Ft x 10.83 Ft  
4pc Bathroom 7.42 Ft x 5.00 Ft  
Other 7.25 Ft x 6.42 Ft  
Other 14.50 Ft x 5.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

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

**RE/MAX**

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

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net