



Second Floor Unit #1123



# 3400 Edenvold Heights Calgary Alberta

\$285,582

1123 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Balcony | 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: Pictures Used Are Representative Of A Similar Apartment | Currently Rented For \$2,100 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 (id:6769)

Living room 16.00 Ft x 11.58 Ft  
 Bedroom 11.58 Ft x 10.67 Ft  
 Kitchen 8.00 Ft x 8.00 Ft  
 Foyer 7.83 Ft x 3.50 Ft  
 Dining room 8.42 Ft x 7.50 Ft

Laundry room 7.42 Ft x 2.67 Ft  
 Primary Bedroom 12.58 Ft x 10.75 Ft  
 4pc Bathroom 7.42 Ft x 4.92 Ft  
 3pc Bathroom 9.08 Ft x 5.50 Ft  
 Other 13.58 Ft x 5.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca