



# 3400 Edenvold Heights Calgary Alberta

\$248,842

2511 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath First Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West 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 | Tenant Occupied - Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit | Walking Distance To Schools, Parks, Restaurants & Steps To Beautiful Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland & Market Mall, Children's & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Condo Fees \$684.03 | 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 Subject to Board Approval | No Elevators in Complex | Outdoor Parking - No Underground | Vacant Possession Available June 1, 2026 (id:6769)

Living room 13.08 Ft x 11.75 Ft

Primary Bedroom 12.83 Ft x 10.75 Ft

Kitchen 12.17 Ft x 11.08 Ft

3pc Bathroom 9.17 Ft x 5.50 Ft

Dining room 11.08 Ft x 6.92 Ft

Bedroom 13.92 Ft x 10.67 Ft

4pc Bathroom 7.50 Ft x 4.92 Ft

Laundry room 7.50 Ft x 4.92 Ft

Listing Presented By:



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