

# \$285,582 - 1123, 3400 Edenwold Heights Nw, Calgary

MLS® #A2190491

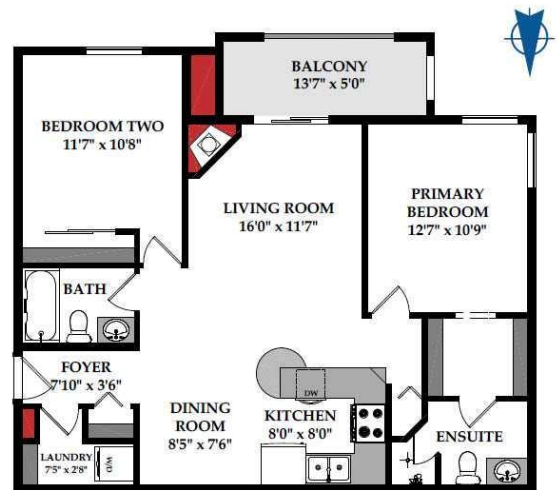
**\$285,582**

2 Bedroom, 2.00 Bathroom, 865 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

1123 Edenwold 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

Built in 1990

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2190491    |
| Price          | \$285,582   |
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 865         |
| Acres          | 0.00        |
| Year Built     | 1990        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 1123, 3400 Edenwold Heights Nw |
| Subdivision | Edgemont                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2A 3T5                        |

Amenities

|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Parking, Recreation Facilities, Recreation Room, Snow Removal, Visitor Parking, Indoor Pool, Pool, Party Room, RV/Boat Storage |
| Parking Spaces | 1                                                                                                                                                         |
| Parking        | Paved, Stall, Parking Lot                                                                                                                                 |

Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Storage                                     |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                     |

|                 |                  |
|-----------------|------------------|
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 3                |

## Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Balcony                             |
| Construction      | Concrete, Stone, Stucco, Wood Frame |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 76                 |
| Zoning         | M-C1               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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