

\$258,852 - 2623, 3400 Edenwold Heights Nw, Calgary

MLS® #A2237700

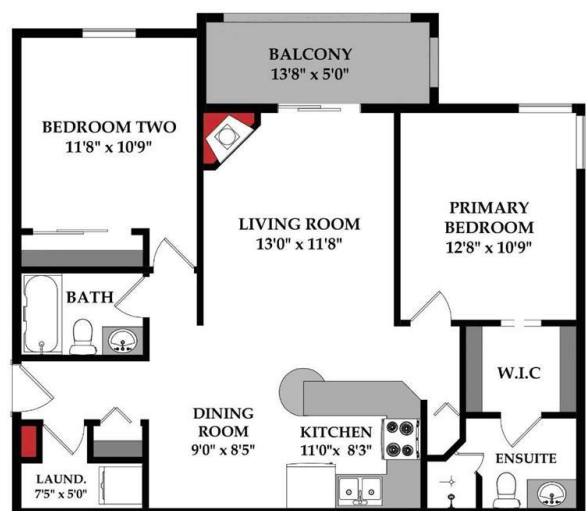
\$258,852

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

2623 Edenwold Heights NW | The Price Reflects That The Property Needs New Paint, Flooring & Countertops Due To Wear & Tear - Which Is Ideal For Buyers Looking To Update With Their Own Colour & Material Selections | Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit | Fantastic Location! | 2 Bed, 2 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered North 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 Beautiful 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 | Vacant | 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 No Size Restriction
Subject to Board Approval | No Elevators in
Complex | Outdoor Parking - No Underground

Built in 1990

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2237700 |
| Price | \$258,852 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 869 |
| Acres | 0.00 |
| Year Built | 1990 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|--------------------------------|
| Address | 2623, 3400 Edenwold Heights Nw |
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 3Y5 |

Amenities

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

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Open Floorplan, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |

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

Exterior

| | |
|-------------------|-------------------------------------|
| Exterior Features | None |
| Construction | Concrete, Stone, Stucco, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 7th, 2025 |
| Days on Market | 49 |
| Zoning | M-C1 d65 |

Listing Details

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

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