

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

MLS® #A2237700

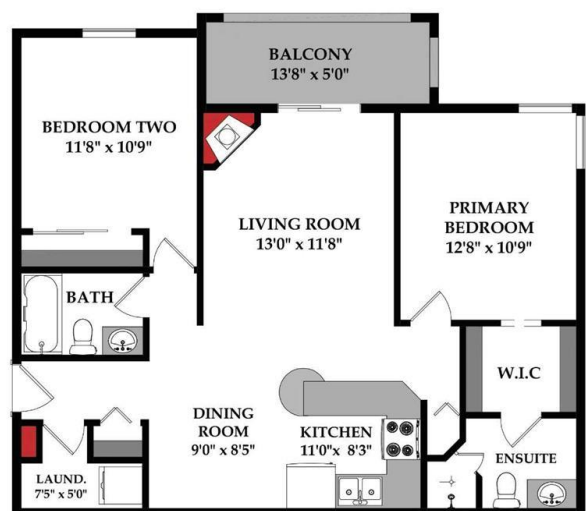
\$258,852

2 Bedroom, 2.00 Bathroom, 869 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

2623 Edenvold 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	34
Zoning	M-C1 d65

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.