

# \$282,282 - 2821, 3400 Edenvold Heights Nw, Calgary

MLS® #A2197768

**\$282,282**

2 Bedroom, 2.00 Bathroom, 860 sqft  
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

2821 Edenvold Heights NW | Fantastic Location! | 2 Bedroom and 2 Bathroom 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 | Currently Vacant | 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 | No Underground Parking in Complex | Conveniently Located Outdoor Parking Stall | Currently No Restriction on Short Term



Rentals.

Built in 1990

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2197768          |
| Price          | \$282,282         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 860               |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 2821, 3400 Edenvold Heights Nw |
| Subdivision | Edgemont                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3A 3Y5                        |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Amenities      | Fitness Center, Recreation Facilities, Recreation Room, Visitor Parking, Clubhouse, Indoor Pool, RV/Boat Storage |
| Parking Spaces | 1                                                                                                                |
| Parking        | Assigned, Stall, Asphalt, Parking Lot, Plug-In, RV Access/Parking                                                |
| Has Pool       | Yes                                                                                                              |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                 |
| Cooling           | None                                                                   |

|                 |                  |
|-----------------|------------------|
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| # of Stories    | 3                |

### **Exterior**

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

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 4th, 2025 |
| Days on Market | 13              |
| Zoning         | M-C1 d65        |

### **Listing Details**

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

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