

\$279,900 - 2714, 3400 Edenvold Heights Nw, Calgary

MLS® #A2174106

\$279,900

2 Bedroom, 2.00 Bathroom, 863 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to Edgecliff Estates in the heart of the desirable community of Edgemont. This fantastic ground floor apartment is highly upgraded, offers a great location and comfortable living. Featuring 2 bedrooms and 2 bathrooms, the spacious living room is bright and cozy, complete with a corner gas fireplace and access to a private covered patio facing North. Enjoy an open concept layout with a kitchen that boasts a breakfast bar, perfect for entertaining. The generous primary bedroom includes a walk-through closet and a 3-piece ensuite for added convenience. Plus, you'll appreciate the in-suite laundry! The complex is well-maintained and allows for short term rental for Airbnb and VRBO. Residents have access to an amazing clubhouse with a swimming pool, hot tub, steam room, loaded gym, and social/games room with a pool table, plenty of visitor parking stalls and onsite management office. This apartment is perfect for first-time buyers or as an investment. You'll love the nearby schools, parks, restaurants, and proximity to Nose Hill Park. Edgemont is known for its abundance of parks and pathways, making it a great neighborhood to explore. Conveniently located near Superstore, Costco, Northland & Market Mall, as well as the Children's & Foothills Hospitals, U of C, and SAIT, with easy access to major roads like Shaganappi Trail and Stoney Trail. Don't miss this opportunity, Call to view today!



Built in 1990

Essential Information

MLS® #	A2174106
Price	\$279,900
Sold Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	863
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2714, 3400 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3Y5

Amenities

Amenities	Bicycle Storage, Clubhouse, Fitness Center, Garbage Chute, Game Court Interior, Indoor Pool, Parking, Park, Recreation Facilities, Recreation Room, Sauna, Spa/Hot Tub, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Walk-In Closet(s), Breakfast Bar, Built-in Features, Chandelier, Laminate Counters, Storage
Appliances	Dishwasher, Refrigerator, Electric Range, Range Hood, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, Storage
Construction	Stone, Wood Frame, Concrete, Stucco

Additional Information

Date Listed	October 19th, 2024
Date Sold	December 7th, 2024
Days on Market	49
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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