



GRASSROOTS
REALTY GROUP

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2514, 3400 Edenwold Heights NW
Calgary, Alberta

MLS # A2253655



\$244,900

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	654 sq.ft.	Age:	1990 (35 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to 2514, 3400 Edenwold Heights NW - Edgecliff Estates—where a fantastic NW location meets a thoughtful, top-to-bottom refresh. This main-floor 1 bed, 1 bath home blends a bright, open layout with smart upgrades you'll enjoy every day. The living room centres on a corner gas fireplace with a custom mantle, opening to your private, covered east-facing balcony—perfect for morning coffee. The redesigned and expanded kitchen features brand-new appliances (stickers still on!), a full-size 36" fridge, stove/oven, dishwasher, and a huge +30" single-basin sink, plus an extended breakfast bar and updated cabinetry that keeps cooking and entertaining effortless. Throughout, you'll appreciate the new waterproof luxury vinyl flooring for durability and style. The fully renovated bathroom impresses with a custom floating plywood vanity for maximized storage, a luxury acrylic bathtub with fibreglass reinforcement for superior durability and higher heat retention, and a fully tiled surround built with the Schluter®-KERDI waterproofing membrane system for long-lasting performance. A convenient in-suite laundry adds everyday ease. Complex perks you'll love - amazing clubhouse with indoor swimming pool, hot tub, steam room, fitness centre, and a social/games room (pool table)—true resort-style living. The complex features an on-site residential manager, outdoor parking stall, and is pet-friendly for dogs & cats with no size restriction (subject to board approval). Bonus: There's an additional storage unit (under the pool) currently rented for ~\$50/month (buyer to verify/assume with management). You're steps to beautiful Nose Hill Park, walkable to schools, parks, and restaurants, and moments to everyday conveniences: Superstore, Costco, Northland Village, and Market Mall. Quick access to

Alberta Children’s Hospital, Foothills Medical Centre, the University of Calgary, and SAIT. Commuting is a breeze with Shaganappi Trail, John Laurie Blvd, Crowchild Trail, and Stoney Trail close by. Book your showing today!