



**2612, 3400 Edenwold Heights NW
Calgary, Alberta**

MLS # A2299303



\$298,892

Division:	Edgemont		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	857 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1 d65
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

2612 Edenwold Heights NW | Gorgeous Renovation – One of, if not the best, apartments to ever come on the market in Edgecliffe Estates |Fantastic Location! | 2 Bed, 2 Bath Ground Floor Apartment | NEW Flooring Through-Out | NEW Kitchen Overlooking Large Bright Living Room With Corner Gas Fireplace & Access To A South Facing Patio | Generous Sized Primary Bedroom With Walk Through Closet To Amazing 3 PCE Ensuite | NEW 4 PCE Bathroom | Convenient In-Suite Laundry With Stacking Washer & Dryer |Amazing Club House With Swimming Pool, Hot Tub, Steam Room, Gym & Social/Games Room (Pool Table) | Perfect For First Time Buyer | Walking Distance To Schools, Parks, Restaurants & Nose Hill Park | Edgemont Boasts One Of The Highest Number Of Parks, Pathways & Playgrounds In Calgary | Close To Superstore, Costco, Northland Mall , U Of C | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Vacant Ready To Move In | 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 Subject To Board Approval | No Elevators In Complex | Outdoor Parking - No Underground Parking