



2623, 3400 Edenvold Heights NW, Calgary, Alberta - \$258,852



Main Photo

Property Description

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

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