



2612, 3400 Edenvold Heights NW, Calgary, Alberta - \$278,872



Main Photo

Property Description

2612 Edenvold Heights NW | Fantastic Location! | 2 Bed, 2 Bath Ground Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered South Facing Patio | 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 | Vacant Ready To Move In | Note: All Pictures And 3D Videos Are For Display Purposes & Depict The Size & Layout Of The Unit. However, They May Not Be The Way The Unit Is Decorated | Condo Fees \$684.03 (Jan – Dec) | 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 Parking.

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