

# \$228,822 - 1621, 3400 Edenvold Heights Nw, Calgary

MLS® #A2237998

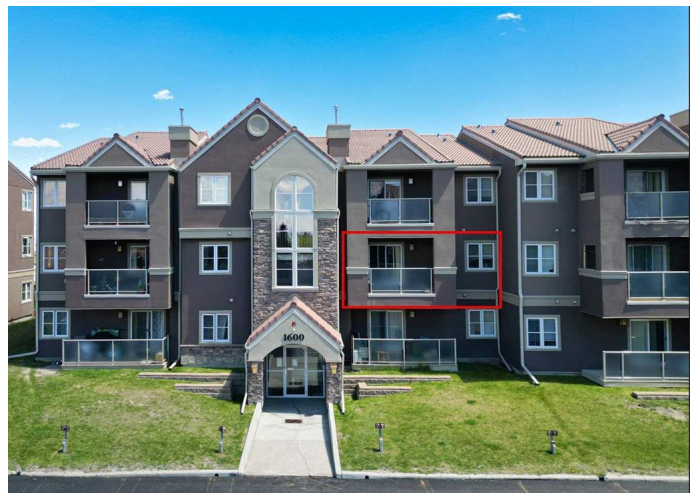
**\$228,822**

1 Bedroom, 1.00 Bathroom, 653 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

1621 Edenvold Heights NW | Fantastic Location! | Note: All Pictures Are For Display Purposes Only & Depict The Size & Layout Of The Unit, As The Unit Is Tenant Occupied | 1 Bed, 1 Bath Second Floor Apartment | Large Bright Living Room With Corner Gas Fireplace & Access To A Private Covered West Facing Balcony | Open Concept | Kitchen With Breakfast Bar Overlooking Living Room & Dining Area | Generous Sized Bedroom | 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, Children's & Foothills Hospitals, U Of C & SAIT | Easy Access With Shaganappi Trail, John Laurie Blvd, Crowchild Trail & Stoney Trail | Tenant Occupied | Currently Rented For \$1500.00 Per Month "Month to Month Lease" | Condo Fees \$521.17 | 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

Built in 1990

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2237998          |
| Price          | \$228,822         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 653               |
| Acres          | 0.00              |
| Year Built     | 1990              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 1621, 3400 Edenwold Heights Nw |
| Subdivision | Edgemont                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3A 3V2                        |

**Amenities**

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Fitness Center, Indoor Pool, Recreation Facilities, Recreation Room, RV/Boat Storage, Spa/Hot Tub, Visitor Parking |
| Parking Spaces | 1                                                                                                                             |
| Parking        | Stall                                                                                                                         |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Open Floorplan                                                             |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked |
| Heating           | Baseboard, Natural Gas                                                     |
| Cooling           | None                                                                       |

|                 |                         |
|-----------------|-------------------------|
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Living Room, Brass |
| # of Stories    | 3                       |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Construction      | Concrete, Stone, Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 26              |
| Zoning         | M-C1 d65        |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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