

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

MLS® #A2237998

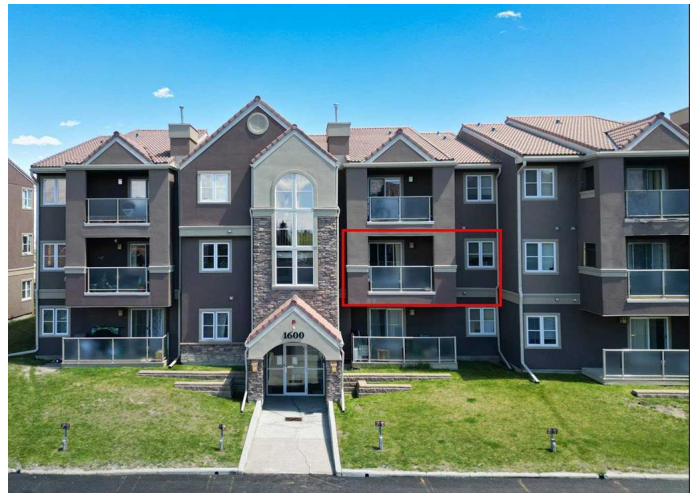
**\$228,822**

1 Bedroom, 1.00 Bathroom, 653 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

1621 Edenwold 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, Visitor Parking, Spa/Hot Tub
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	Brass, Gas, Living Room
# of Stories	3

### **Exterior**

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

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	17
Zoning	M-C1 d65

### **Listing Details**

Listing Office	Real Broker
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