

\$244,900 - 2514, 3400 Edenwold Heights Nw, Calgary

MLS® #A2253655

\$244,900

1 Bedroom, 1.00 Bathroom, 654 sqft

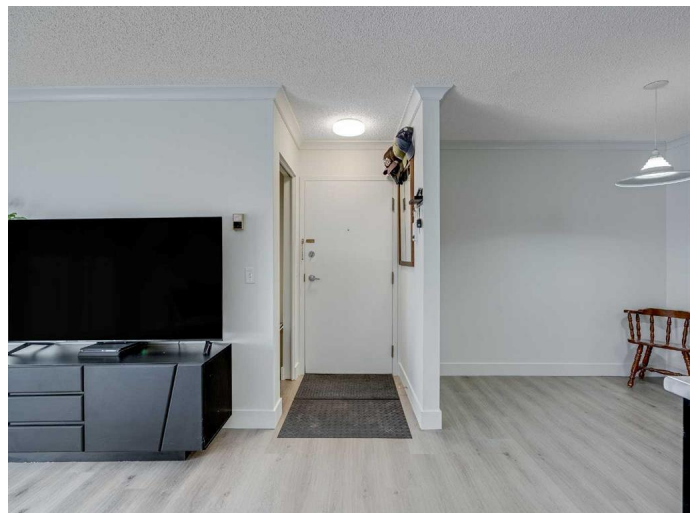
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Welcome to 2514, 3400 Edenwold Heights NW - Edgecliff Estates™ where a fantastic NW location meets a thoughtful, top-to-bottom refresh. This main-floor 1 bed, 1 bath home blends a bright, open layout with smart upgrades you™ll enjoy every day. The living room centres on a corner gas fireplace with a custom mantle, opening to your private, covered east-facing balcony™ perfect for morning coffee. The redesigned and expanded kitchen features brand-new appliances (stickers still on!), a full-size 36" fridge, stove/oven, dishwasher, and a huge +30" single-basin sink, plus an extended breakfast bar and updated cabinetry that keeps cooking and entertaining effortless. Throughout, you™ll appreciate the new waterproof luxury vinyl flooring for durability and style.

The fully renovated bathroom impresses with a custom floating plywood vanity for maximized storage, a luxury acrylic bathtub with fibreglass reinforcement for superior durability and higher heat retention, and a fully tiled surround built with the Schluter®-KERDI waterproofing membrane system for long-lasting performance. A convenient in-suite laundry adds everyday ease.

Complex perks you™ll love - amazing clubhouse with indoor swimming pool, hot tub, steam room, fitness centre, and a social/games room (pool table)™ true resort-style living. The complex features an



on-site residential manager, outdoor parking stall, and is pet-friendly for dogs & cats with no size restriction (subject to board approval). You're steps to beautiful Nose Hill Park, walkable to schools, parks, and restaurants, and moments to everyday conveniences: Superstore, Costco, Northland Village, and Market Mall. Quick access to Alberta Children's Hospital, Foothills Medical Centre, the University of Calgary, and SAIT. Commuting is a breeze with Shaganappi Trail, John Laurie Blvd, Crowchild Trail, and Stoney Trail close by. Book your showing today!

Built in 1990

Essential Information

MLS® #	A2253655
Price	\$244,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	654
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2514, 3400 Edenwold Heights Nw
Community	Edgemont
Condo	Edgecliffe Estates
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3Y5

Amenities

Amenities	Indoor Pool, Recreation Room, Spa/Hot Tub
Parking Spaces	1
Parking	Stall
Has Pool	Yes

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Concrete, Stone, Stucco, Wood Frame

Additional Information

Date Listed	September 3rd, 2025
Days on Market	39
Zoning	M-C1 d65

Listing Details

Listing Office	The Real Estate District
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