

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

MLS® #A2253655

**\$244,900**

1 Bedroom, 1.00 Bathroom, 654 sqft

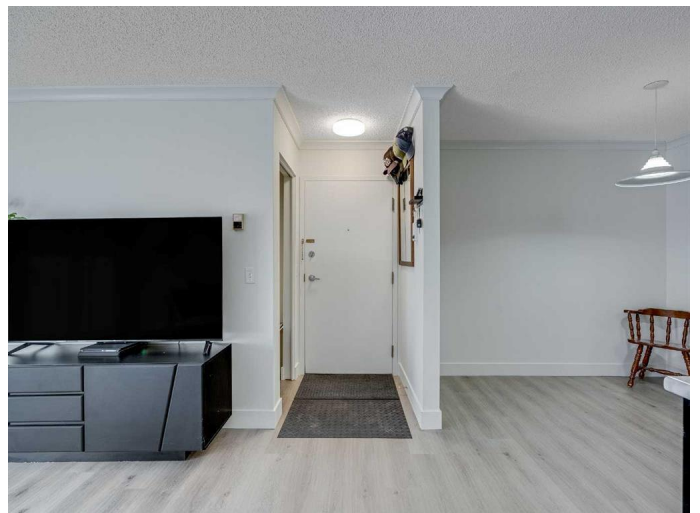
Residential on 0.00 Acres

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). Youâ€™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 Childrenâ€™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 |
| Subdivision | Edgemont                       |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T3A3Y5                         |

**Amenities**

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Recreation Room, Indoor Pool, 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 | 14                  |
| Zoning         | M-C1 d65            |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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