

# \$312,000 - 12, 3012 Edenwold Heights Nw, Calgary

MLS® #A2191530

**\$312,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Located in Edgecliffe Estates, this 2 bedroom, 2 bath ground floor end unit has been completely renovated & shows like new! The open plan presents new 8mm laminate flooring with upgraded insulated underlay & plenty of natural light, showcasing the living room with cozy corner fireplace, casual dining area & brand new kitchen with dark quartz counter tops, contrasting dark & light cabinetry & all new stainless steel appliances, including a new induction stove & Smart fridge. The primary bedroom features a walk-thru closet to an updated private 3 piece bath. The second bedroom & updated 4 piece bath are ideal for guests. Other notable features include fresh paint throughout, new window coverings, both baths have been fully renovated with porcelain tiles on walls & floors, new vanities, sinks & tub, in-suite laundry, private patio & one assigned parking stall. The complex also has a clubhouse with fitness centre, indoor pool & hot tub, steam room & social/games rooms with kitchen facilities, pool & ping pong tables. Located close to scenic Nose Hill Park, schools, shopping, public transit & easy access to Shaganppi Trail, John Laurie Blvd & Sarcee Trail. Immediate possession is available!

Built in 1990

## Essential Information

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A2191530



Price	\$312,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	873
Acres	0.00
Year Built	1990
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

### Community Information

Address	12, 3012 Edenwold Heights Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3Y8

### Amenities

Amenities	Fitness Center, Parking, Party Room, Snow Removal, Trash, Visitor Parking, Clubhouse, Indoor Pool, Recreation Room, Sauna, Spa/Hot Tub
Parking Spaces	1
Parking	Stall, Assigned

### Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### Exterior

Exterior Features	Balcony, Private Entrance
Roof	Clay Tile
Construction	Stone, Stucco, Wood Frame

### **Additional Information**

Date Listed	January 31st, 2025
Days on Market	96
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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