

# \$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

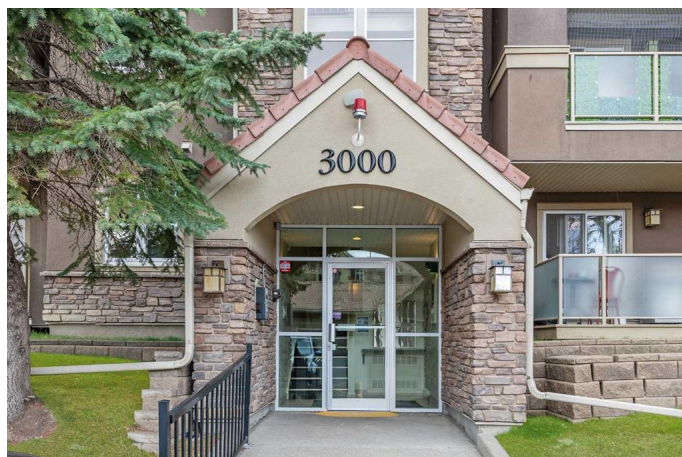
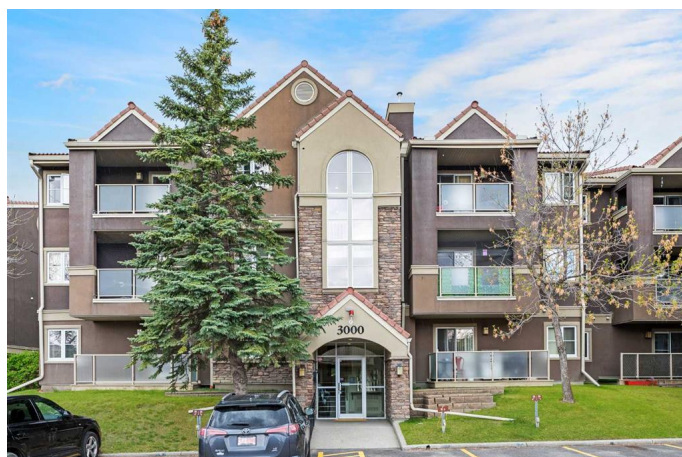
Located in Edgecliffe Estates, this 2 bedroom, 2 bath ground floor end unit has been completely renovated & shows like new! The open plan presents new 8mm laminate flooring with upgraded insulated underlay & plenty of natural light, showcasing the living room with cozy corner fireplace, casual dining 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 Shaganappi Trail, John Laurie Blvd & Sarcee Trail. Immediate possession is available!

Built in 1990

## Essential Information

MLS® #

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

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Open Floorplan, Walk-In Closet(s), Quartz Counters                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator, Dryer, 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 | 135                |
| Zoning         | M-C1               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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