

12, 3012 Edenwold Heights NW
Calgary, Alberta

MLS # A2191530



\$312,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Edgemont | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 873 sq.ft. | Age: | 1990 (35 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Assigned, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Clay Tile | Condo Fee: | \$ 684 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: None

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!