

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

MLS® #A2231509

**\$312,000**

2 Bedroom, 2.00 Bathroom, 873 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

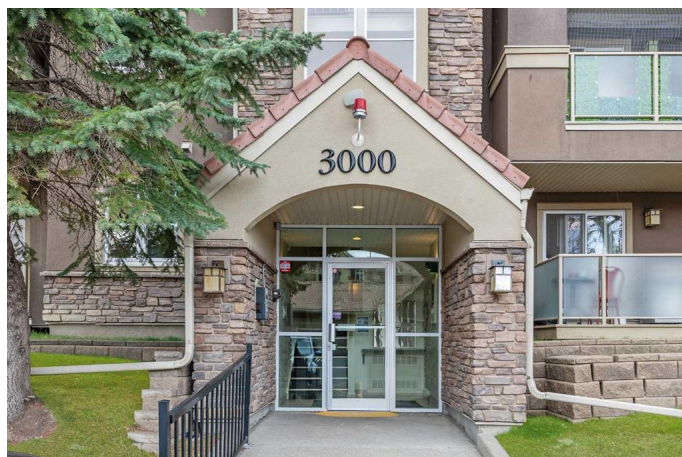
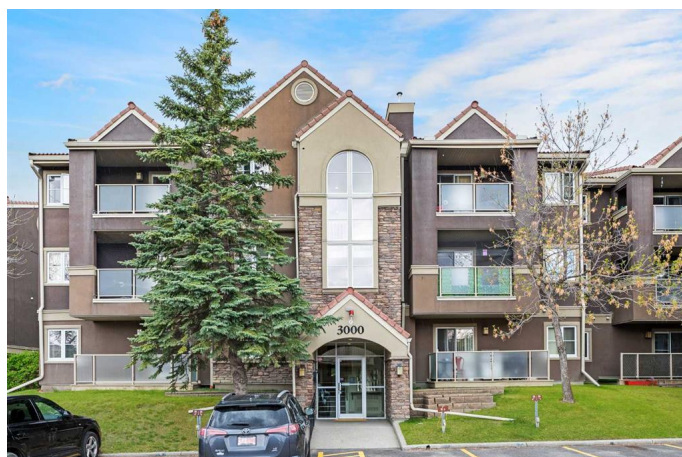
Located in Edgecliffe Estates, this 2 bedroom, 2 bath ground floor end unit has been completely renovated & shows like new! The open plan presents new 8mm laminate flooring with upgraded insulated underlay & plenty of natural light, showcasing the living room with cozy corner fireplace, casual dining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

MLS® #

A2231509



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	Single Level Unit
Status	Active

### Community Information

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

### Amenities

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

### 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	June 16th, 2025
Days on Market	15
Zoning	M-C1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.