



## 3012 Edenwold Heights Calgary Alberta

\$312,000

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! (id:6769)

Kitchen 9.50 Ft x 8.17 Ft

Dining room 9.50 Ft x 8.25 Ft

Living room 16.00 Ft x 11.75 Ft

Primary Bedroom 12.58 Ft x 10.75 Ft

Bedroom 11.75 Ft x 10.75 Ft

Laundry room 7.58 Ft x 5.00 Ft

3pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net