



## 12, 3212 Edenwold Heights NW, Calgary, Alberta - \$259,999



Main Photo

### Property Description

\*\*\*OPEN HOUSE SAT & SUN 1-4pm\*\*\*Beautifully renovated 2 bedroom/2 bath end unit in the desirable & well managed Edgecliffe Estates complex featuring a central clubhouse with fitness centre, indoor pool, hot tub, steam room, party room with kitchen facilities and games room with pool & ping pong tables. Amazing location close to schools, shopping, public transit, parks, restaurants and walking distance to the scenic Nose Hill Park. The spacious open concept kitchen, dining & living room separates the bedrooms & bathrooms for maximum privacy and the east exposure allows natural light to flood into the entire unit all day long. The cozy living room features a gas fireplace and patio doors leading to your private deck which is just steps away from your parking stall. The primary bedroom features a walk-thru closet & private 3pc ensuite bath while the second bedroom has a 4pc bath just outside. The laundry room offers extra storage space and recent upgrades include high-end full size washer & dryer, dishwasher, flooring & paint, Easy access to Childrens & Foothills Hospitals, U Of C & SAIT, major routes going east, west, north & south, and

all the other extras this property has to offer at an incredible price makes it a must see!!

**REALTOR Referral**

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