



GRASSROOTS
REALTY GROUP

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**6 Edenwold Green NW
Calgary, Alberta**

MLS # A2242626



\$569,900

Division:	Edgemont		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,285 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Insulated		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 702
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d24
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Located in the sought-after community of Edgemont, this end unit townhome bungalow offers over 2,400 sq.ft. of total living space in a quiet and beautifully maintained 55+ adult living complex. Residents enjoy access to a private clubhouse, where social activities such as card games, reading groups, game nights, and potlucks create a true sense of community. The clubhouse is fully equipped with a kitchen, lounge, pool table, darts, and shuffleboard—perfect for gathering with neighbours and friends. Step inside to find the open Main Floor with soaring 11' vaulted ceilings that enhance the spacious feel of the combined Living and Dining Room. The Kitchen features granite countertops and is seamlessly connected to a cozy Breakfast Nook, which opens onto the oversized rear deck (21' x 9'6") with a retractable awning—ideal for morning coffee or summer dinners with a view. The Primary Bedroom offers a 4-piece Ensuite with double vanity and a walk-in closet. A great-sized Den, Laundry Room, and insulated Double Attached Garage complete the main level. The fully finished Walkout Basement provides additional room to relax or entertain, featuring a large Family Room with gas fireplace and wet bar, a second Bedroom with generous walk-in closet, a 4-piece Bath, and a spacious Workshop area—perfect for woodworking, crafting, or hobbies. Step outside to the lower covered Patio, complete with a gas BBQ hookup, and enjoy the mature, peaceful surroundings. Tucked within a quiet cul-de-sac, Dreamview Village is a well-run complex with an active resident community. It's ideally located close to walking paths, Nose Hill Park, local cafés and restaurants, and just minutes from the shops and services at Crowfoot Centre. This is a rare opportunity to enjoy low-maintenance, community-oriented living

in one of NW Calgary’s most desirable neighbourhoods.