



GRASSROOTS
REALTY GROUP

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16 Edenwold Green NW
Calgary, Alberta

MLS # A2273205



\$518,800

Division:	Edgemont		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	1,158 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Front Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas, Propane	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 627
Basement:	Full	LLD:	-
Exterior:	Asphalt, Brick, Wood Frame	Zoning:	M-CG d24
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: Vacuum system with attachments, window coverings

Looking to downsize, this tastefully updated bungalow villa will be available after mid-January. Features include updated kitchen, newer laminate flooring, vaulted ceilings, partially developed basement, and single attached garage. Edenwold Green is a 55+ community, and is located close to public transportation, Nose Hill Park, and Freinds Cafe where local residents like to gather.