



**GRASSROOTS**  
REALTY GROUP

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**16 Edenwold Green NW  
Calgary, Alberta**

**MLS # A2273205**

**\$518,800**



<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow-Villa		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas, Propane	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 627
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick, Wood Frame	<b>Zoning:</b>	M-CG d24
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 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 Friends Cafe where local residents like to gather.