



**16 Edenwold Green NW
Calgary, Alberta**

MLS # A2273205



\$488,800

Division:	Edgemont		
Type:	Residential/Other		
Style:	Bungalow-Villa		
Size:	1,158 sq.ft.	Age:	1992 (34 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 is awaiting new owners. Features include updated kitchen with granite countertops, newer laminate flooring, vaulted ceilings, partially developed basement, and single attached garage. Edenwold Green is a 55+ community, located close to public transportation, Nose Hill Park, and Friends Cafe where local residents like to gather.