



**63 Edendale Crescent NW  
Calgary, Alberta**

**MLS # A2142100**



**\$949,300**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,922 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** All appl, All Electrical Fixtures.

Location! Stunning Freshly Modernized and Updated Home in the Heart of Beautiful Edgemont! Custom Pergola Design with New Front Porch. Master Bedroom With W/I Closet and Ensuite. Open Concept-Vaulted Ceilings with Stunning Beams. Private Backyard with Large Deck! Brand New S/S Appl. and Cabinets. Hardwood Floors. Finished Basement with Wet Bar, 3Pc Bath. Close to Shopping, Parks, Best Schools in the Area and Transit. Must see!