



**391 Edenwold Drive NW  
Calgary, Alberta**

**MLS # A2152822**



**\$889,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,164 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Boiler, High Efficiency, ENERGY STAR Qualified Equipment, Exhaust Fan, Radiator(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Chandelier, French Door, Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, See Remarks, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	None		

Welcome to this stunning Edgemont property, perfectly situated near parks, schools, and amenities! This exceptional 3-bedroom, 2-bathroom home boasts extensive upgrades, including new exterior doors, maintenance-free decks, epoxied driveway, oversized heated garage with new doors, new roof, windows, fence, and landscaping with RV parking access. The renovated interior features hardwood, stone, and new carpets, along with new cabinets, appliances, high-efficiency boiler, AC, water softener, humidifier, and heat exchanger. Additionally, the home is equipped with a solar system, additional hot water supply, upgraded ABS main sewer piping, and extra exterior insulation for added efficiency. Located moments from Nose Hill Park, Edgemont Off Leash Park, community tennis courts, schools, and playgrounds, with easy access to Crowfoot Crossing, Northhill Shopping Centre, and more, this beautifully upgraded home in a highly sought-after location is a rare find - don't miss out!