

## 11 Edenwold Place NW Calgary, Alberta

**MLS # A2226560**



**\$865,000**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,048 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lawn, Level, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Storage

**Inclusions:** Piano, pool table including accessories, pinball machine, custom built oak bench (located on main floor front entry) and basement TV including wall mount.

OPEN HOUSE JUNE 14 (Sat) from 12-3 PM & JUNE 15 (Sun) from 12-3 PM. Welcome to 11 Edenwold Place NW &mdash; a lovingly maintained home tucked away in a peaceful cul-de-sac in the heart of Edgemont. Imagine starting your mornings with a quiet walk to nearby Nose Hill Park, just minutes away, or sending the kids off to school with ease, thanks to nearby school access. With transit within walking distance, your daily commute becomes stress-free &mdash; giving you back more time for what really matters. Step inside to discover a spacious open-concept layout perfect for hosting weekend get-togethers or cozy nights in with family. The SOFT CLOSE CABINETRY in the kitchen adds a subtle luxury as you prep meals and chat across the LARGE ISLAND. Step out onto the COMPOSITE BACK DECK to unwind with a book or enjoy summer BBQs, less maintenance, no fuss. Whether you're a hobbyist or need extra room for storage, the double car GARAGE with EPOXY FLOOR offers durability and style, while the SUNROOM (upgraded in 2020) becomes your personal year-round retreat &mdash; ideal for morning coffees, plant lovers, or simply soaking up natural light. This home has seen THOUGHTFUL UPGRADES over the years including a CONCRETE DRIVEWAY, 50 YEAR SHINGLES, EAVESTHROUGHS, DOUBLE PANE WINDOWS, GARAGE DOORS, HIGH-EFFICIENCY FURNANCE (primary 2016 & secondary has a new motor upgrade in 2024). Meaning you can move in with peace of mind and confidence. Nestled in a QUIET AND FRIENDLY neighborhood, this home isn't just a place to live &mdash; it's where memories are made, comfort is built-in, and convenience surrounds you.