



GRASSROOTS
REALTY GROUP

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171 Edenwold Drive NW
Calgary, Alberta

MLS # A2222886



\$916,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,542 sq.ft.	Age:	1985 (40 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Other, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| 7 BEDS | 5 BATHS | FRONT DOUBLE ATTACHED GARAGE | SUITED WITH SEPARATE ENTRANCE | Spacious and newly renovated, this 7-bedroom, 5-bathroom bungalow in Edgemont offers thoughtful upgrades and a well-designed layout. Step into a bright entryway illuminated by a skylight, setting the tone for the naturally lit, open-concept interior. Large windows with zebra blinds and durable vinyl plank flooring create a clean, modern feel. The main living area features a sleek fireplace and flows into a beautifully updated kitchen with floor-to-ceiling cabinetry, quartz countertops, and a generous island. The main level includes 3 bedrooms—two with their own 3-piece ensembles—plus an additional 4-piece bathroom. The fully finished lower level adds 4 more bedrooms, including one with a 3-piece ensuite, another 4-piece bathroom, a second kitchen, its own laundry, and a separate entrance—ideal for added privacy and functionality. Complete with a front double attached garage and located close to Nose Hill Park, schools, shopping, and more. Reach out to your favourite agent to book a showing today!