



**29 Edenwold Green NW
Calgary, Alberta**

MLS # A2314856



\$435,000

Division:	Edgemont		
Type:	Residential/Triplex		
Style:	Bungalow		
Size:	1,104 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 610
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CGd24
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to Dreamview Village — one of Edgemont's most established 55+ communities, known for long standing neighbours, an active social scene, clubhouse amenities, and beautifully maintained green spaces. Very low turnover says it all: residents settle in and stay. This bright walkout bungalow villa offers effortless single level living with 2 bedrooms, 2 baths, main floor laundry, open living room/dining/kitchen area, cozy gas fireplace, A/C, and attached garage. Thoughtful accessibility modifications have been made on the main floor, with the option to easily convert back if not needed. Enjoy your two private patios backing onto a peaceful green space where your garden awaits! Have peace of mind with a newer furnace & HWT, brand new dishwasher, brand new garage door opener(2 remotes), freshly painted throughout incl. garage. The sun filled walkout basement adds bonus space for guests, hobbies or a workshop, plus roughed-in bathroom for future development. Some cosmetic updating remains and is an easy trade off for this community and location. If you value lifestyle and long-term investment over chasing new finishes, this is the one for you. Welcome home. Book your showing today.