



GRASSROOTS
REALTY GROUP

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16 Edenwold Green NW
Calgary, Alberta

MLS # A2333321



\$444,000

Division:	Edgemont		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,242 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Close to Clubhouse, Few Trees, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 627
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d24
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: n/a

****Open House Sat Aug 1 from 11am to 12pm**** Welcome to Dreamview Village in Edgemont—an exceptional 55+ community in Northwest Calgary. This fabulous bungalow-style villa offers main level living with a private deck. Upon entry, you are greeted by a spacious foyer that leads into the bright and very large living and dining area, featuring vaulted ceilings and a ceiling fan for added comfort. The eat-in kitchen has ample counter space, abundant cabinetry, and a pantry. From here, step out onto your private deck—perfect for relaxing or entertaining. The primary suite is generously sized and showcases stylish feature wallpaper, wall sconces, dual closets, and a three-piece ensuite. The second bedroom is ideal for guests or additional living space and is complemented by a nearby full bathroom. Main floor laundry adds to the home’s convenience. The basement offers a large recreation room along with an additional area that would be ideal for a home office, hobby space, or craft room. There is also plenty of additional storage. Enjoy the lifestyle this villa offers, with the clubhouse just a short walk away providing a variety of social activities like card games, reading groups, game nights and potlucks to connect with neighbors and friends. Dreamview Village is located close to Nose Hill Park, with a grocery store and services a quick 7 minute drive away. The furnace is about 2 years old. Book your showing today!