

# \$689,900 - 47 Edenwold Crescent Nw, Calgary

MLS® #A2180130

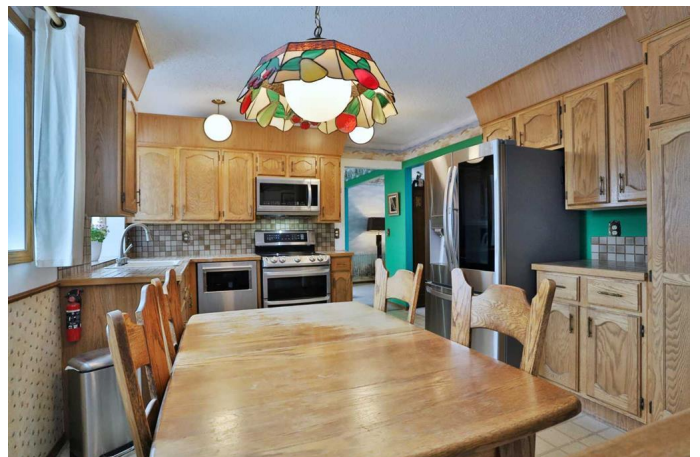
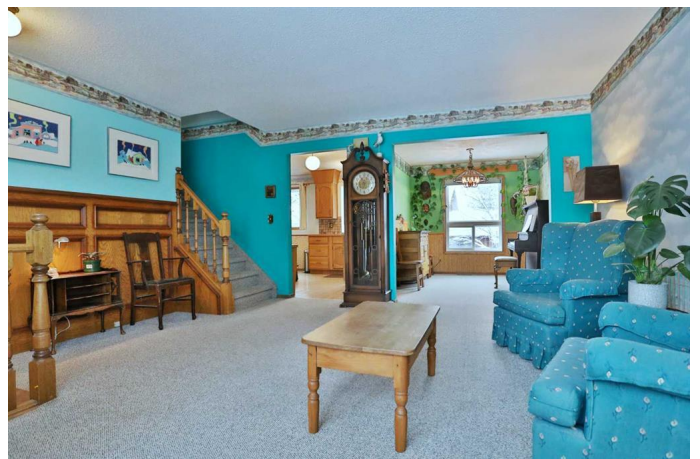
**\$689,900**

4 Bedroom, 4.00 Bathroom, 1,624 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

First time offered in almost 30 years is this lovely family home, nestled on this quiet crescent within walking distance to Mother Mary Greene School & Nose Hill Park. This warm & inviting two storey enjoys 4 bedrooms + den, 3.5 bathrooms, sunny South backyard with deck & a host of improvements including windows, roof, appliances & furnace. Wonderful family-friendly floorplan featuring great-sized living room with bay window, separate formal dining room, cozy family room with wood-burning fireplace & eat-in kitchen with garden box window & upgraded stainless steel appliances including KitchenAid dishwasher (2016) & LG fridge (2021), LG microwave/hoodfan (2022) & LG stove/double oven - with lower convection (2022). Upstairs there are 3 bedrooms & 2 full bathrooms, highlighted by the primary bedroom with a wall of mirrored closets & ensuite with walk-in shower. The family bathroom was renovated in 2018 - with new vanity & tile flooring, Toto toilet, mirror & bathtub with tile surround & rainshower. A 4th bedroom & bathroom (renovated in 2022 with new flooring, shower & vanity) are in the lower level along with a partially finished rec room with 2 closets, storage room & laundry/utility area with sink, LG washer (new in 2019) & Whirlpool dryer. There's also a dedicated home office with French door on the main floor, across from the guest powder bath & large closet with roughed-in laundry. And for the sun worshipper & green thumb in the family, the



South backyard is the perfect space to enjoy the great outdoors with its large deck (refurbished in 2020) with gas line & BBQ (included), patio area with firepit, raised garden beds & terraces. Among the many improvements & extras: new furnace (2012), Legacy Malarkey roof shingles (2013), hot water tank (2010), repainted exterior (2014) & trim (2024), lower retaining wall (2018), 220V & gas line behind the stove, "floating" floors in the basement level & all the windows (except 2 in the basement) in 2022. A truly fantastic home in one of Northwest Calgary's most desirable communities, within walking distance to local shopping, only minutes to neighbourhood schools & Edgemont Superstore plus easy access to Shaganappi & Stoney Trails to take you to all regional retail centers, Foothills Medical Centre/Alberta Children's Hospital, University of Calgary, LRT & downtown.

Built in 1983

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2180130    |
| Price          | \$689,900   |
| Sold Price     | \$670,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,624       |
| Acres          | 0.12        |
| Year Built     | 1983        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 47 Edenwold Crescent Nw |
| Subdivision | Edgemont                |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3A 3V1                 |

### **Amenities**

|                |                                            |
|----------------|--------------------------------------------|
| Parking Spaces | 4                                          |
| Parking        | Double Garage Attached, Garage Faces Front |

### **Interior**

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, Storage, Sump Pump(s)                                                                              |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Electric Stove, Freezer, Garburator, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                            |
| Cooling           | None                                                                                                                               |
| Fireplace         | Yes                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                  |
| Fireplaces        | Brick Facing, Family Room, Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                                                |
| Basement          | Full, Partially Finished                                                                                                           |

### **Exterior**

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Barbecue, Fire Pit, Garden, Private Yard     |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                            |
| Construction      | Brick, Wood Frame, Wood Siding                             |
| Foundation        | Poured Concrete                                            |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 24th, 2024 |
| Date Sold      | December 4th, 2024  |
| Days on Market | 10                  |
| Zoning         | R-CG                |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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