

# \$845,000 - 11 Edenwold Place Nw, Calgary

MLS® #A2226560

**\$845,000**

3 Bedroom, 3.00 Bathroom, 2,048 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

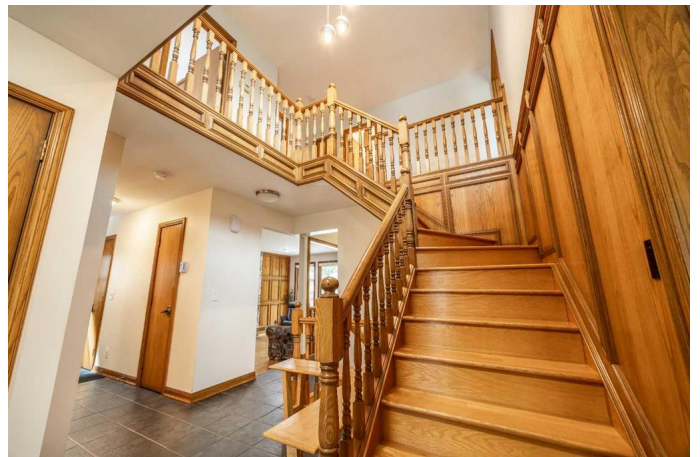
OPEN HOUSE JUNE 14 (Sat) from 1-3 PM & JUNE 15 (Sun) from 1-3 PM. Welcome to 11 Edenwold Place NW â€” a lovingly maintained home tucked away in a peaceful cul-de-sac in the heart of Edgemont.

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 â€” 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 â€” 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 FURANCE (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 isnâ€™t just a place to live â€” itâ€™s where memories are made, comfort is built-in, and convenience surrounds you.

Built in 1981

**Essential Information**

MLS® #	A2226560
Price	\$845,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,048
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	11 Edenwold Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3T7

**Amenities**

Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Paved, See Remarks, Workshop in Garage
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Water Heater
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Lawn, Rectangular Lot, Street Lighting, Level, Private
Roof	Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	14
Zoning	R-CG

## Listing Details

Listing Office	Keller Williams BOLD Realty
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