

# \$749,000 - 403 Edenwold Drive Nw, Calgary

MLS® #A2226477

**\$749,000**

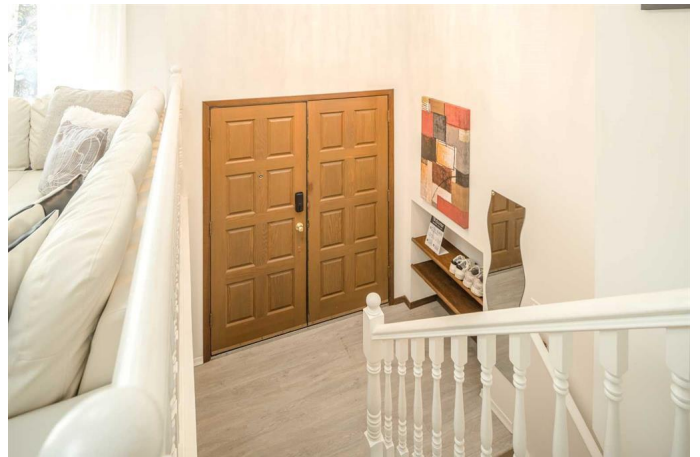
4 Bedroom, 3.00 Bathroom, 1,280 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

**\*\*OPEN HOUSE:1-4 SAT JUNE 7,2025\*\***

Welcome to this renovated gem in the heart of the highly sought-after Edgemont community—one of Calgary’s most prestigious and family-friendly neighborhoods! Just a 3-minute walk to the top-rated elementary school, this beautifully updated home offers exceptional comfort, style, and location. The main level features a bright, spacious living room filled with natural light, complemented by an elegant dining area. You’ll find three generously sized bedrooms and two full bathrooms, including a 3-piece ensuite and a luxurious 4-piece main bath. The kitchen has been fully remodeled with modern cabinetry, sleek countertops, and new flooring—perfect for everyday living and entertaining. Downstairs, you’ll discover a fully finished suite with a bedroom, kitchen, and a full bath—a fantastic mortgage helper or space for extended family. Enjoy your mornings in the sun-drenched east-facing backyard with a freshly painted deck, mature pear trees, and a quiet, private atmosphere. Located in a prime central location with easy access to top-tier elementary, Tom Baine junior high, and Winston Churchill High School, transit, shopping, and major routes like Stoney Trail and Country Hills Blvd, this home offers the perfect blend of lifestyle and investment. Move-in ready, fully renovated, and priced to sell—this one won’t last long!



Built in 1981

## Essential Information

MLS® #	A2226477
Price	\$749,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,280
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	403 Edenwold Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3W4

## Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	Playground, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 31st, 2025
Days on Market	7
Zoning	R-CG
HOA Fees	85
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.