

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

MLS® #A2226477

**\$749,000**

4 Bedroom, 3.00 Bathroom, 1,280 sqft

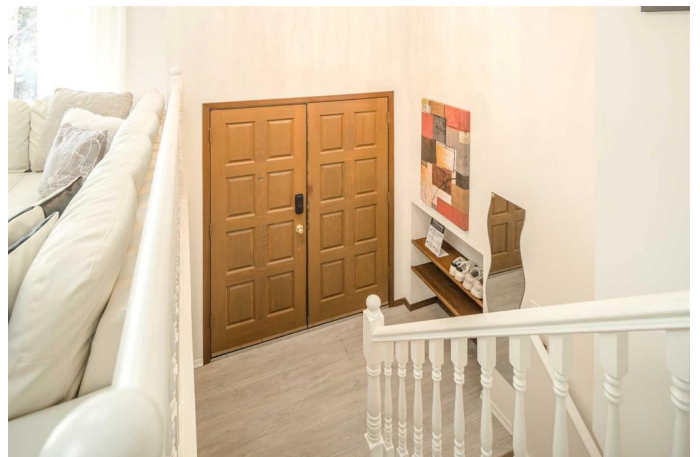
Residential on 0.12 Acres

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 basement with a bedroom, kitchen, and a full bath—a fantastic 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                                                                |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Wood Burning                                                        |
| Has Basement      | Yes                                                                 |
| Basement          | Exterior Entry, Finished, Full                                      |

**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 | 88             |
| Zoning         | R-CG           |
| HOA Fees       | 85             |
| HOA Fees Freq. | ANN            |

**Listing Details**

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

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