

\$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

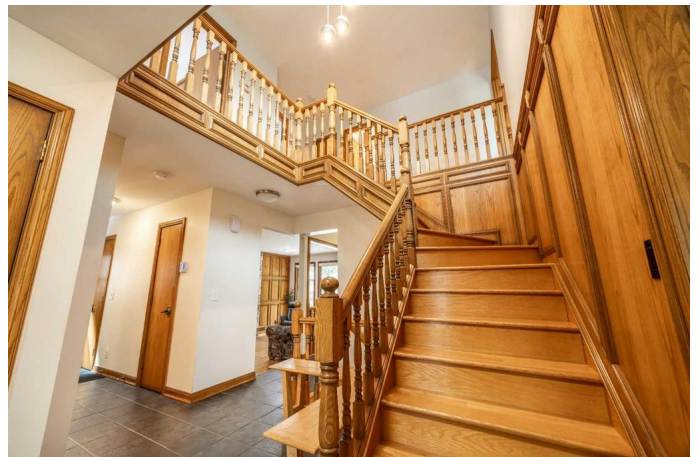
OPEN HOUSE JUNE 14 (Sat) from 1-3 PM &
JUNE 15 (Sun) from 1-3 PM. Welcome to 11
Edenwold Place NW â€” a lovingly maintained
home tucked away in a peaceful cul-de-sac in
the heart of Edgemont.

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, EAVESTHROUGHES, 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, Workshop in Garage, Paved, See Remarks
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Storage, Natural Woodwork
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, Level, Private, Rectangular Lot, Street Lighting
Roof	Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 4th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	Keller Williams BOLD Realty
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