

# **\$849,900 - 315 Edenwold Drive Nw, Calgary**

MLS® #A2209084

**\$849,900**

4 Bedroom, 3.00 Bathroom, 2,562 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

Nestled in the prestigious Estate area of Edgemont, Edenwold, this expansive 2-storey home offers an unparalleled blend of luxury and natural beauty. Perched on the Hill, directly across from the breathtaking Edgemont hill, residents are treated to stunning south-facing views overlooking Calgary. Steps from your front door, the magnificent hill beckons with its scenic pathways, perfect for hiking, biking, and savoring both sunrises and sunsets. Spanning over 2,550 square feet above grade, plus a fully developed basement adding another 1,000+ square feet, this 4-bedroom residence is designed for comfort and versatility. The main level features a beautifully renovated kitchen that flows seamlessly into an open-concept eating nook and living room, complete with a cozy gas-burning fireplace, while a formal dining room and a flexible office or den space provide elegant options for entertaining or working from home. Off the eating nook, a spacious deck overlooks a mature, landscaped backyard, ideal for outdoor relaxation. The upper level boasts a generously sized primary bedroom with a 5-piece ensuite and walk-in closet, alongside two additional bedrooms, a 4-piece bathroom, and a study with a south-facing balcony showcasing captivating city vistas. Downstairs, the fully finished basement is roughed in for bathroom plumbing and offers a fourth bedroom with a walk-in closet, plus ample room for a recreation area, games room, or



media space. Edgemont's appeal is unmatched, with top-tier schools, endless trails, vast green spaces, and proximity to Nose Hill Park and the University of Calgary just a short drive away. Don't miss your chance to own this remarkable home in one of Edgemont's most coveted locales.

Built in 1984

**Essential Information**

MLS® #	A2209084
Price	\$849,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,562
Acres	0.13
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

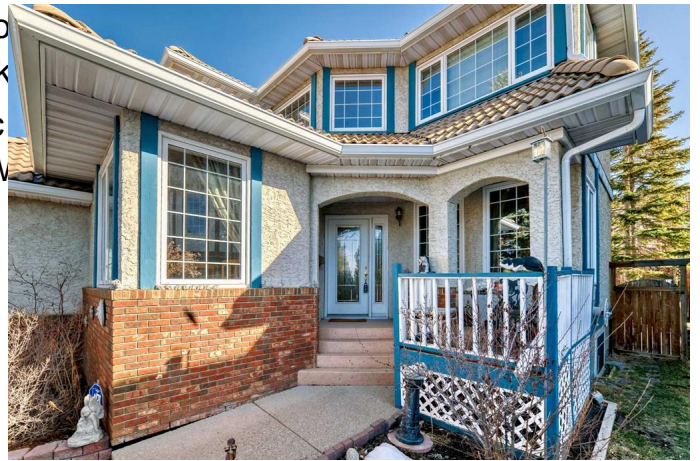
Address	315 Edenwold Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3X9

**Amenities**

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Crown Molding, Granite Co
	Smoking Home, See Remark
Appliances	Dishwasher, Dryer, Electric
	Refrigerator, Washer, Wall/W
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full



## Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Front Yard, Landscaped, Level, Rectangular Lot, See Remarks, Treed, Views
Roof	Concrete
Construction	Brick, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 6th, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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