

47 Edenvold Crescent NW
Calgary, Alberta

MLS # A2180130



\$689,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,624 sq.ft.	Age:	1983 (41 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Storage, Sump Pump(s)		

Inclusions: BBQ on deck, RING doorbell

First time offered in almost 30 years is this lovely family home, nestled on this quiet crescent within walking distance to Mother Mary Greene School & Nose Hill Park. This warm & inviting two storey enjoys 4 bedrooms + den, 3.5 bathrooms, sunny South backyard with deck & a host of improvements including windows, roof, appliances & furnace. Wonderful family-friendly floorplan featuring great-sized living room with bay window, separate formal dining room, cozy family room with wood-burning fireplace & eat-in kitchen with garden box window & upgraded stainless steel appliances including KitchenAid dishwasher (2016) & LG fridge (2021), LG microwave/hoodfan (2022) & LG stove/double oven - with lower convection (2022). Upstairs there are 3 bedrooms & 2 full bathrooms, highlighted by the primary bedroom with a wall of mirrored closets & ensuite with walk-in shower. The family bathroom was renovated in 2018 - with new vanity & tile flooring, Toto toilet, mirror & bathtub with tile surround & rainshower. A 4th bedroom & bathroom (renovated in 2022 with new flooring, shower & vanity) are in the lower level along with a partially finished rec room with 2 closets, storage room & laundry/utility area with sink, LG washer (new in 2019) & Whirlpool dryer. There's also a dedicated home office with French door on the main floor, across from the guest powder bath & large closet with roughed-in laundry. And for the sun worshipper & green thumb in the family, the South backyard is the perfect space to enjoy the great outdoors with its large deck (refurbished in 2020) with gas line & BBQ (included), patio area with firepit, raised garden beds & terraces. Among the many improvements & extras: new furnace (2012), Legacy Malarkey roof shingles (2013), hot water tank (2010), repainted exterior (2014) & trim (2024), lower retaining wall (2018), 220V & gas line behind the stove,

"floating" floors in the basement level & all the windows (except 2 in the basement) in 2022. A truly fantastic home in one of Northwest Calgary's most desirable communities, within walking distance to local shopping, only minutes to neighbourhood schools & Edgemont Superstore plus easy access to Shaganappi & Stoney Trails to take you to all regional retail centers, Foothills Medical Centre/Alberta Children's Hospital, University of Calgary, LRT & downtown.