71 Edenwold Place NW

Calgary | Active | MLS® A2355725

$968,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1981**	**3,043.1 sq. ft.**

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Listed by REMAX Innovations

A closer look

Welcome to this spacious and well maintained walkout home offering 3043 sq ft above grade in a quiet location within desirable Edgemont. With 4 bedrooms and 4 full bathrooms, this is an ideal home for growing families seeking both space and functionality. The main floor features generous principal rooms including a bright living room, formal dining area, large family room with wood burning fireplace, dedicated office/den, full bathroom, and convenient main floor laundry. The kitchen offers extensive cabinetry and workspace along with an adjoining breakfast nook overlooking the sunny south-facing backyard. Step outside to the large rear deck, creating an excellent setup for outdoor dining and entertaining. Upstairs you'll find 4 spacious bedrooms including a substantial primary retreat with walk-in dressing area and 5-piece ensuite. The fully developed walkout basement adds exceptional flexibility with expansive recreation and games areas, wet bar, additional full bathroom, second wood burning fireplace, and abundant storage space. Numerous important updates have already been completed including upgraded windows, furnaces, on-demand hot water system, and front entry door. Additional features include central vacuum and an oversized attached double garage. Located on a quiet street close to excellent schools, parks, shopping, and amenities, this is a rare opportunity to own a large family home in one of NW Calgary's most established communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355725
Bedrooms	4
Bathrooms	4
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,043.1 sq. ft.

Main Level Finished Area:	1,608.2 sq. ft.
Below Grade Finished Area:	1,071.8 sq. ft.
Acreage:	No
Lot Area:	5,392 sq. ft.
Lot Frontage:	49'10½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:4, Half:0)
Num Ensuite Baths:	1
Plan:	8110554
Heating:	Forced Air
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None

Fireplaces:	2
Fireplace Details:	Basement, Gas Starter, Living Room, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
City Quadrant:	Northwest
Community:	Edgemont
Appliances:	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Pool Table
Restrictions:	None Known
Main Floor	Kitchen · 12'10" × 11'9" ·
Main Floor	Nook · 12'10" × 9'3" ·
Main Floor	Family Room · 19'10" × 12'9" ·
Main Floor	Den · 12'9" × 10'10" ·
Main Floor	Pantry · 4'1" × 3'6" ·
Main Floor	Dining Room · 13' × 11'10" ·
Main Floor	Living Room · 15'3" × 13' ·
Main Floor	Entrance · 14'4" × 12'2" ·
Main Floor	Laundry · 8'2" × 6'10" ·
Upper Level	Bedroom - Primary · 21'2" × 13'2" ·
Upper Level	Walk-In Closet · 8'5" × 6'11" ·
Upper Level	Bedroom · 13'2" × 12'2" ·

Upper Level	Bedroom · 13' × 10'10" ·
Upper Level	Bedroom · 12'9" × 10'9" ·
Basement	Game Room · 22'4" × 12'10" ·
Basement	Game Room · 17'7" × 12'7" ·
Basement	Flex Space · 17'7" × 11'2" ·
Basement	Storage · 8'9" × 3'8" ·
Basement	Furnace/Utility Room · 21'3" × 13'1" ·
Basement	Storage · 12'7" × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Tankless Hot Water, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	R-CG
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/71-edenwold-place-nw-calgary-a2355725/

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