

# \$849,900 - 315 Edenvold Drive Nw, Calgary

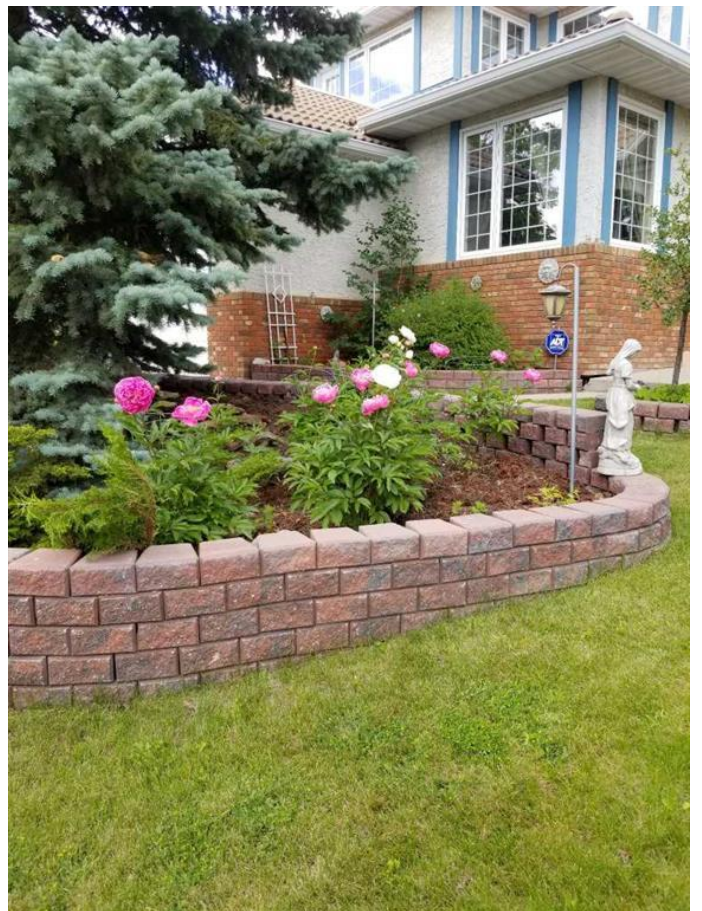
MLS® #A2209084

**\$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, Edenvold, 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

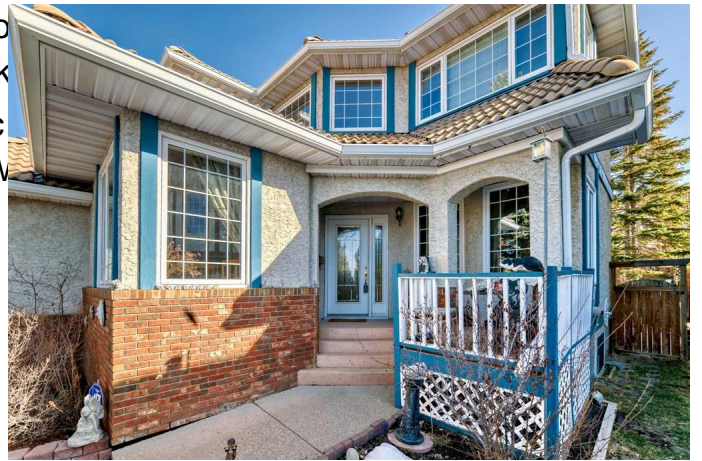
Address	315 Edenvold Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3X9

### 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 16  
Zoning R-CG

## Listing Details

Listing Office Real Estate Professionals Inc.

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