

\$499,500 - 18 Edgeburn Place Nw, Calgary

MLS® #A2086301

\$499,500

3 Bedroom, 2.00 Bathroom, 998 sqft

Residential on 0.12 Acres

Edgemont, Calgary, Alberta

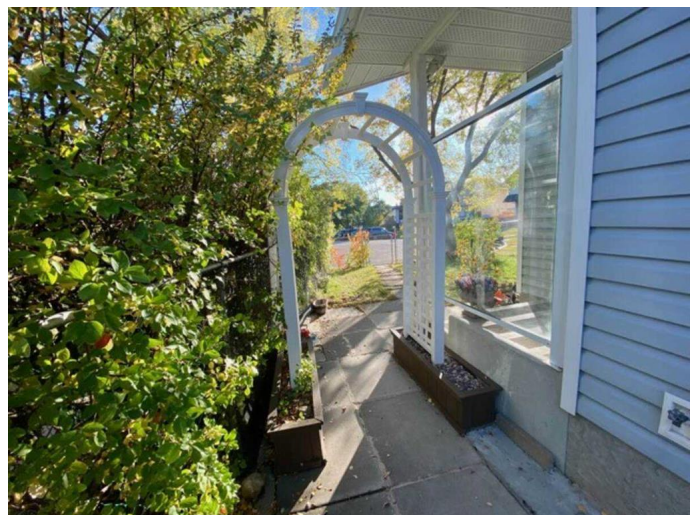
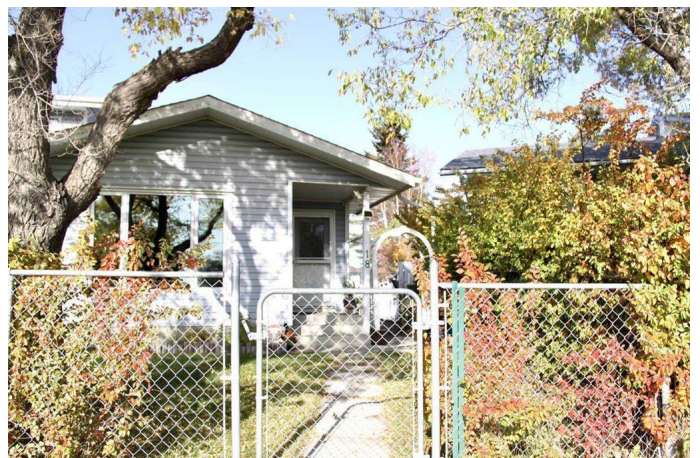
For additional information, please click on the Brochure button below. Perfect location south face half duplex bungalow in Edgemont community, rare layout floor plan with separate side entrance door to basement. Few minutes walk to Tom Baines school and bus station connecting to LRT, 10 mins walk to superstore shopping centre. Very quiet cul de sac, whole house is fenced, front yard with chain link fence and the remainder has wood fence, wood retaining wall with large gravel pad, and large vinyl shed, spacious backyard, extra large double garage, plus extra parking space in private lot. No strata and homeowner fees or rules. Main floor has electric stove, dishwasher, fridge, Sakura hood fan, microwave, and multiple storage rooms. The house is well maintained, no smoking or pets. Newer triple glass windows installed, and newer roof done in last 6 years, lots of upgrades. Main floor has newer Benjamin Moore paint neutral colour. Fully finished basement with a large bedroom, second stove, sink, fridge, and microwave, 4 piece bathroom including bath tub, washer and dryer. Main floor living space is 998 sq. ft. Fully finished Basement living space is 715 sq.ft.

Built in 1983

Essential Information

MLS® # A2086301

Price \$499,500



Sold Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	998
Acres	0.12
Year Built	1983
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	18 Edgeburn Place Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4H7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad, RV Access/Parking

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Garburator, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer
Heating	Central, High Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Garden, Irregular Lot, Landscaped, Level, Street Lighting, Pie Shaped Lot, Private

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Combination, Poured Concrete

Additional Information

Date Listed	October 8th, 2023
Date Sold	October 20th, 2023
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Easy List Realty
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