

\$779,900 - 75 Edgepark Way Nw, Calgary

MLS® #A2088115

\$779,900

5 Bedroom, 4.00 Bathroom, 1,926 sqft
Residential on 0.11 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE Sunday November 5th
12:30-2:30PM! Completely renovated two-story split-level home in the sought-after Edgemont community offers a fresh and modern living experience. You'll find everything you need for comfortable living within walking distance of the Super Store and the highly-acclaimed Tom Baines Junior High School, not to mention its picturesque location across from a serene ravine. Recent upgrades include New AC unit, new bathrooms, new kitchen, new appliances, new flooring throughout, roof shingles(about 10 years), fresh paint, all windows and doors, plush carpeting, new furnace and water tank, and a garage door (2012). The spacious interior features a grand, vaulted ceiling in the living and dining room, while the kitchen boasts attractive laminated flooring with a cozy eating area. The main floor family room is highlighted by a wood-burning fireplace, and there's even a main floor bedroom for added convenience. Upstairs, you'll discover three generously-sized bedrooms, with the master bedroom offering a 4 piece en-suite bathroom . A loft area overlooking the dining and living room adds a unique and charming touch to the layout. The basement has been tastefully finished with laminate flooring throughout, offering a versatile space for a huge rec room, an additional bedroom, a family room, and a three-piece bath. Edgemont is renowned for its prime central location, in proximity to Nose Hills Park, the University of Calgary, and a



wide array of amenities. It also boasts a range of highly regarded academic institutions, including Edgemont Elementary School, Tom Baines Junior High School, and Sir John Churchill High School (conditions of enrollment may apply, check with Calgary Board Of Education) . This home provides an opportunity to reside in a highly desirable neighborhood with easy access to all the amenities you could want. Don't let this opportunity pass you by!

Built in 1986

Essential Information

MLS® #	A2088115
Price	\$779,900
Sold Price	\$779,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,926
Acres	0.11
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	75 Edgepark Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4H2

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas, None
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Playground
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2023
Date Sold	November 21st, 2023
Days on Market	33
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	GRAND REALTY
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