

\$550,000 - 816 Edgemont Road Nw, Calgary

MLS® #A2110191

\$550,000

3 Bedroom, 3.00 Bathroom, 1,968 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Beautiful townhouse in the desirable neighborhood of Edgemont Estates with NO CONDO FEES, and almost 2,000 sq ft developed living space. As you walk through the front door, you are greeted by a spacious entryway that leads to the bright main dining and living rooms. This area boasts large picture windows, all with custom shutters, and a private balcony.

The kitchen is spacious, includes a separate pantry and features numerous updates, as well as ample cabinets and stainless-steel appliances. The dining room/family room combination adjacent to the kitchen is also generous in size and includes a wood-burning fireplace. It also has patio doors that open up to your oversized deck and west-facing backyard.

Upstairs has all new carpets (2023), 3 large bedrooms, including a massive primary bedroom with 2 closets, an updated ensuite with in-floor heating and a walk-in shower. There is a second full 4-piece bathroom on this floor as well.

Rest easy with dual furnaces (New in 2013), allowing you to adjust the climate on both floors. Additional updates include new roof and eavestroughs (2020). The exterior cedar siding was painted last summer (2023). All the washrooms and kitchen were renovated within the last 10 years (approx).



The lower level has access to the double car garage, as well as another 500+ sq ft of undeveloped space and a walk-up to grade, just waiting for your vision and creativity. There is no shortage of storage throughout. Finally, let's not forget that extra long driveway that can fit several cars. All of this, plus location, location, location! conveniently located near major roadways, transit, shopping, schools, greenspace, walking paths, Nose Hill Park and so much more!

Built in 1979

Essential Information

MLS® #	A2110191
Price	\$550,000
Sold Price	\$602,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,968
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	816 Edgemont Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M2

Amenities

Parking Spaces	6
Parking	Additional Parking, Double Garage Attached, Driveway

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mixed, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Partial, Partially Finished, Walk-Up To Grade

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Yard, Rectangular Lot
Roof	Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 1st, 2024
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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