

\$520,000 - 6 Edgewood Rise Nw, Calgary

MLS® #A2114133

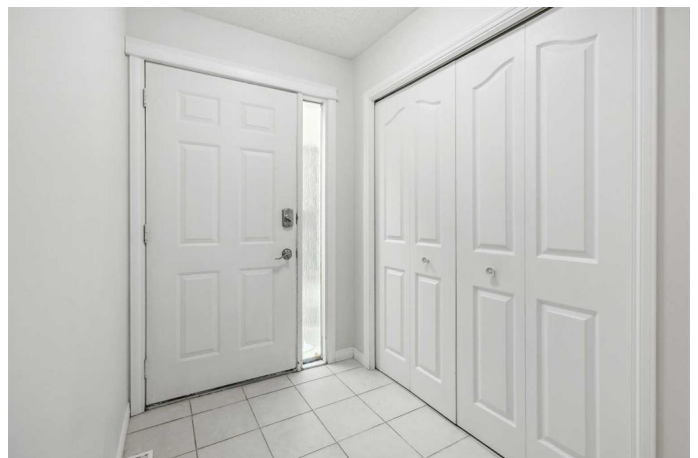
\$520,000

5 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Welcome to this meticulously maintained 4-level split in the sought after community of Edgemont that features a walkout legal basement suite that is registered with the City of Calgary. The main floor features 3 beds and 1.5 bathrooms, large kitchen, family room and dining room that walks out onto a large deck. The amazing legal basement suite contains 2 beds, 1 bath and office with a well laid out kitchen and large family room. Equipped with full functioning kitchens in each unit and a shared laundry in the efficient common area, this is a great opportunity to live in one of the legal suites and rent out the other for a great mortgage helper. Each unit features their own separate furnaces and own separate hot water tanks. Both furnaces and both hot water tanks are brand new. Newer windows throughout, brand new laminate flooring downstairs, and newer laminate flooring upstairs, blown insulation in the attic to help with heat retention, this home is ripe for the picking! The main floor living space features a large east facing deck that has nice views of the Edgemont Hillside, what a place to enjoy coffee in the morning! The options for the young kids to attend the great elementary schools in the neighbourhood could be a driving force for you to purchase the property or know that renters want their kids to attend these schools and motivation will be high to rent this property. Close to public transit with the Dalhousie C-Train Station a 4 minute drive or 25 minute walk if you want to get your steps



in. Also within striking distance is Nose Hill Park for beautiful walks, the Fitness Club is a stones throw away, and ease of access out west to the Rocky Mountains is a breeze. City of Calgary legal basement suite registration # 3968. Realtor related to seller.

Built in 1979

Essential Information

MLS® #	A2114133
Price	\$520,000
Sold Price	\$603,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,081
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	6 Edgewood Rise Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2T7

Amenities

Amenities	None
Parking Spaces	2
Parking	Outside, Parking Pad, Side By Side

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Oven, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Raised Hearth, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Rectangular Lot, Sloped Down, Views
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	March 15th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	85.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Sotheby's International Realty Canada
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