

\$579,900 - 7034 Edgemont Drive Nw, Calgary

MLS® #A2122257

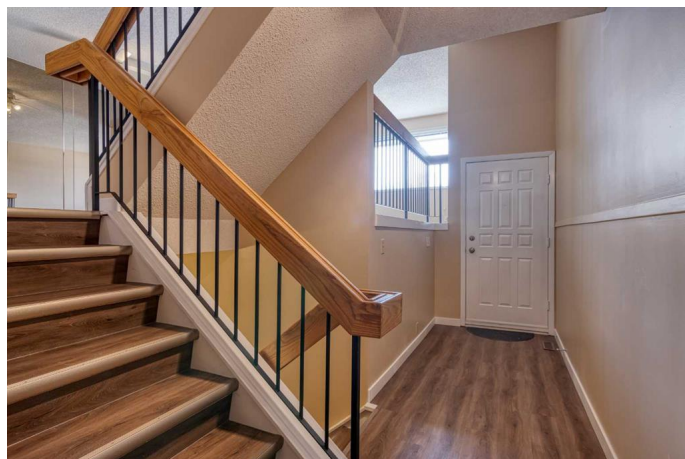
\$579,900

3 Bedroom, 3.00 Bathroom, 2,033 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

Welcome to this Newly Renovated Townhouse in the desirable Edgemont Estates with NO CONDO FEES! You will like the all the upgrades: Brand New High Gloss White Kitchen with Quartz Counters and Steel Appliances, New Vanity and Quartz Counters in All Bathrooms, New Interior Paints and Baseboard throughout and New Vinyl Plank (LVP) Floors. The Main Floors offers a Spacious and Sunny Living Room next to the enclosed Sunroom and Dining Room, a Family Room with a Cozy Fireplace and Patio Doors that open up to your oversized deck and backyard, a Gourmet Kitchen to cook your favourite meal. Upstairs has all 3 large bedrooms with new vinyl floorings, including a massive primary bedroom with walk-through closets, a renovated 3 pc ensuite with a walk-in shower, a second full 4-piece bathroom to complete this floor. Additional updates include newer Roof (2012). The walk-up basement has access to the double car garage, as well as a large recreation room. Fully Fenced Backyard with Low Maintenance and Privacy, Extra Long driveway that can fit several cars. Edgemont features one of the most highly rank public schools in NW Calgary (Edgemont Elementary, Tom Baines Junior High and Sir Winston Churchill High School). Superb Location: Steps to Walking Path, Bus Stop, Park, Schools, Shopping Centre and Restaurants. Easy Access to all major routes: John Laurie Blvd, Crowchild Trail, Stoney Trail, Northland and Market Mall, the University of



Calgary, Dalhousie C-Train Station, Foothills and Children’s Hospital and so much more!

Built in 1979

Essential Information

MLS® #	A2122257
Price	\$579,900
Sold Price	\$600,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,033
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	7034 Edgemont Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Ceiling Fan(s), Pantry, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	None
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	April 17th, 2024
Days on Market	5
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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