

\$849,980 - 2 Edgeridge Gate Nw, Calgary

MLS® #A2124909

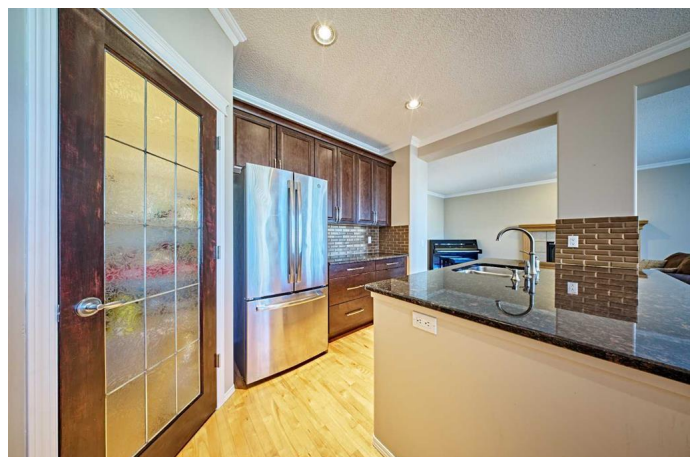
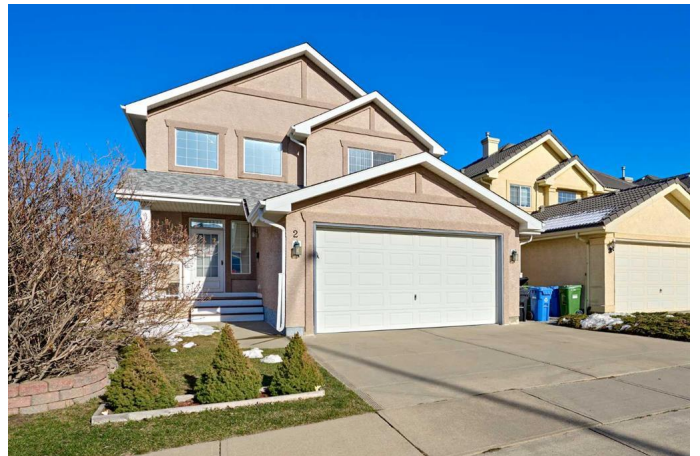
\$849,980

4 Bedroom, 4.00 Bathroom, 2,219 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE: April 28 12:-2:00 PM. This well maintained, upgraded Jayman built house is located in the sought-after Edgemont community with a separate private entrance to its fully finished, upgraded, high ceiling, bright basement unit. The house has a total of 4 bedrooms, 3.5 bathrooms, and a huge rec. room in basement which is currently used as the 5th bedroom for the owner's previous Airbnb business. The near-perfect layout of the home caters to either a large family or a multi-generation living. This house boasts a 9' ceiling on main with a good-sized office room, a versatile loft space on the second floor for your private rest area or entertainment. The owner takes pride of so many of his new upgrades and maintenance work to the house: 50k new upgraded kitchen, new appliances, walking in pantry, crown moldings on the main floor and master bedroom; hardwood floors throughout main and upper floors, granite countertops in kitchen and bathrooms; 10-year-old roof on a 40-year rated shingles, new hot water tank. Too many upgrades to be mentioned here. The house is located in a prime location and close to all amenities: minutes drive to schools, superstores, co-op, T&T, Costco, banks, restaurants, steps away to walking/biking paths, etc. It also comes with a built-in central vac. system, water softener, humidity control and an insulated, attached oversized double garage. The house is waiting for its new owner and a must see to appreciate and enjoy this turn-key,



moving-in-ready new home! See detailed
upgrade list in attachment.

Built in 2001

Essential Information

MLS® #	A2124909
Price	\$849,980
Sold Price	\$850,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,219
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2 Edgeridge Gate Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6H7

Amenities

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
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Appliances	Dishwasher, Electric Range, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	April 29th, 2024
Days on Market	3
Zoning	R-1
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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