

\$499,900 - 231 Edgedale Gardens Nw, Calgary

MLS® #A2138591

\$499,900

3 Bedroom, 3.00 Bathroom, 1,531 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Experience serene living in this beautifully renovated end-unit townhouse, nestled within a small, intimate complex. This home offers unparalleled privacy as it backs onto a lush, treed reserve, providing a tranquil retreat right in your backyard.

Step inside to discover extensive updates, beginning with luxury vinyl plank flooring that flows seamlessly throughout the main floor. The vaulted family room is a true highlight, featuring a cozy wood-burning fireplace and expansive windows that frame stunning views of the surrounding trees, creating a perfect spot to unwind.

The kitchen is a chef's delight, boasting modern white oak-look cabinets with soft-close features, ample pots drawers, and a chic subway tile backsplash. It seamlessly connects to a dining area bathed in natural light from a charming bay window, which also offers direct access to a spacious back deck. Here, you'll enjoy picturesque views of the trees and ravine, making it an ideal space for outdoor dining and entertaining.

Ascending to the second level, you'll appreciate the open feel as you overlook the family room below. The primary bedroom is a sanctuary, complete with a walk-in closet and an ensuite that features a generously sized walk-in shower. Two additional bedrooms on this level provide plenty of space, with one



featuring a delightful bow window that gives the sensation of living in a treehouse. A second bathroom serves this floor, ensuring convenience for family and guests.

The unfinished basement offers a blank canvas for your customization, with laundry facilities conveniently located here. The double-attached garage provides ample parking and storage solutions.

Notable renovations completed between 2021 and 2022 include new windows and a patio door glass, enhancing the home's energy efficiency and aesthetic appeal. Additional earlier updates to the kitchen, bathrooms, flooring, and light fixtures have been thoughtfully executed to ensure modern comfort and style throughout.

This townhouse truly embodies a harmonious blend of contemporary updates and natural beauty, offering a serene and stylish living environment.

Built in 1987

Essential Information

MLS® #	A2138591
Price	\$499,900
Sold Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,531
Acres	0.00
Year Built	1987
Type	Residential
Sub-Type	Row/Townhouse

Style	2 Storey
Status	Sold

Community Information

Address	231 Edgedale Gardens Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4M8

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 15th, 2024
Days on Market	8

Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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