

\$464,900 - 87 Edgeridge Terrace Nw, Calgary

MLS® #A2141816

\$464,900

2 Bedroom, 2.00 Bathroom, 1,377 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Enjoy the finer things in life living in this wonderful townhome in the sought-after Hillsboro project in Edgemont. One of the desirable upper-level "terrace" units, this bungalow-style condo offers 2 bedrooms & 2 full baths, 2 balconies & 2 car garage for your exclusive use. Fantastic open concept design with all living areas on 1 level, complemented by 9ft ceilings & natural light through the expanse of windows. The spacious living room has a gas fireplace & nice big balcony. A 2nd covered balcony - with natural gas line for a BBQ, is off the dining room which makes indoor & outdoor entertaining a breeze & the perfect place to relax. There is no shortage of cabinet space in the bright & airy white kitchen, which also has a large island & separate pantry. There are huge corner windows & walk-in closet in the master bedroom which also has its own ensuite. The 2nd bedroom also has a walk-in closet, & is next to the 2nd full bath. Convenient laundry room with built-in cabinets & adjoining utility room. Tons of storage space in the attached 2 car garage. Visitor parking is steps from your front door, walking distance to bus stops & Edgemont's popular ravine system, only minutes walk to shopping at the Hamptons Co-op plus quick & easy access to all area amenities.

Built in 1999

Essential Information



MLS® #	A2141816
Price	\$464,900
Sold Price	\$488,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,377
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	87 Edgeridge Terrace Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C3

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Side, Oversized

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Corner Lot, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	June 26th, 2024
Days on Market	6
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.