

\$465,000 - 222 Edgedale Way Nw, Calgary

MLS® #A2148140

\$465,000

3 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.07 Acres

Edgemont, Calgary, Alberta

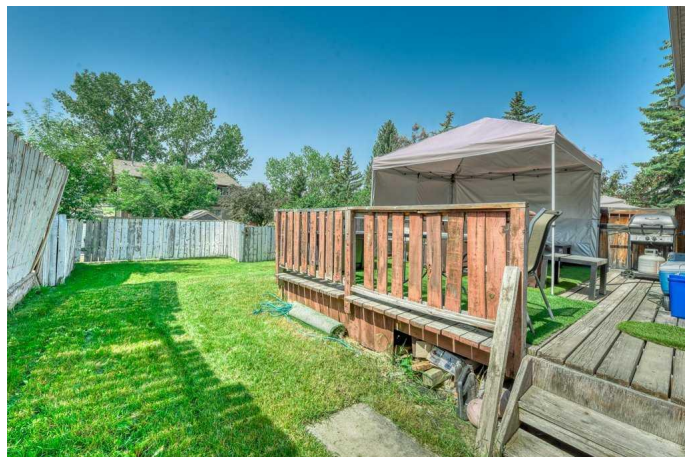
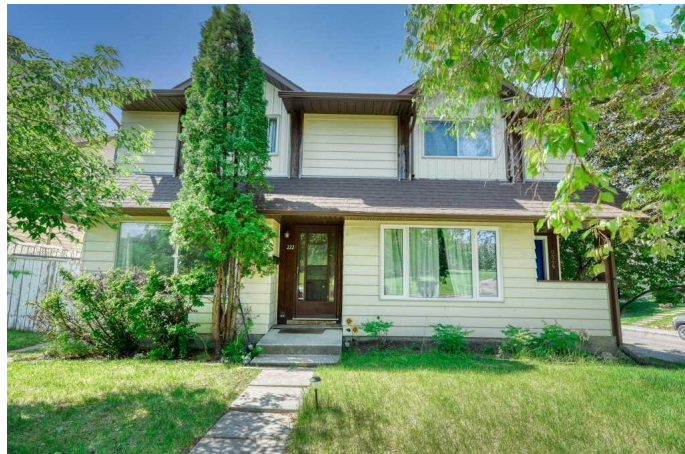
Attention first-time homeowners and savvy investors! Seize this great opportunity to own an affordable home in the desirable community of Edgemont. This 3-bedroom, 1.5-bath half duplex, with no condo fees, offers tremendous potential with a bit of sweat equity. Boasting an unbeatable location, this property is situated across from a beautiful greenspace and park, providing a serene and picturesque setting. It is conveniently close to schools, a racquetball and sports club, shopping, grocery stores, and the university. Excellent transit options make commuting a breeze in this safe residential area. The home features a large south-facing backyard, perfect for enjoying sunny days and outdoor activities. Additional highlights include newer shingles and a back alley, offering extra convenience and accessibility. With some TLC, this property could truly shine and become a real gem in the market. Opportunities like this are rare, especially in such a prime location. Don't miss out on the chance to transform this house into your dream home or a valuable investment property. Act now, as there's nothing like this currently on the market.

Built in 1980

Essential Information

MLS® # A2148140

Price \$465,000



Sold Price	\$510,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,140
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	222 Edgedale Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2R7

Amenities

Parking	None
---------	------

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 25th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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.