

\$498,000 - 39 Edgeridge Terrace Nw, Calgary

MLS® #A2148694

\$498,000

2 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

2 PRIMARY BEDROOMS WITH ENSUITES // DOUBLE ATTACHED GARAGE // IN DESIRABLE COMMUNITY OF EDMONT! Donâ€™t miss this rare opportunity to own an END UNIT Townhouse in the highly sought-after community of Hillsboro in Edgemont! This beautifully well maintained 2-storey GEM offers over 1,500 sq. ft. of spacious living with a large DOUBLE GARAGE with house entry! This home offers everything you need for comfort living. As you enter into the house, you will be greeted by stunning hardwood flooring throughout an ample entrance space. The OPEN CONCEPT kitchen features beautiful SOLID oak cabinets, perfect for culinary enthusiasts. The main floor offers you a 2 piece bathroom, a BRIGHT and AIRY Dining/Living room that boasts vaulted ceilings, a spacious living room with a cozy gas fireplace. Step through the wide sliding patio doors to your PRIVATE fenced deck complete with natural gas, perfect spot to soak up the sun or enjoy a BBQ . The upper level features TWO BIG bedrooms, each with its own private bathroom and plenty of closet spaceâ€™ its like having two master suites! The unfinished basement is a BONUS, providing additional space for storage or for your creative touch to transform it into your dream space. This PRIME LOCATION offers unbeatable CONVENIENCE with Supermarkets, Banks, Medical Offices, Hair Salons, Restaurants, and Bus Stops, all within walking distance! Just a short walk away, The



Ravine, Playground, Bike Path and Green Spaces provide the perfect setting for a stroll with friends and family! Plus, you'll enjoy EASY ACCESS to major Highways such as Country Hills Blvd, Shaganappi Trail, Sarcee Trail, and Stoney Trail, making your commute a breeze—even during the winter months! This townhouse is just a 14-minute drive to the U of C, and families will appreciate the access to TOP-RANKED Schools: Edgemont School, Tom Baines, and Sir Winston Churchill—ranked among the TOP 10 public schools in the city. Townhouses in this complex rarely come to the market, so don't miss the opportunity to live in a community that combines luxury, convenience, and an unparalleled lifestyle. EASY TO SHOW as the property is VACANT. So CALL NOW to book your showing TODAY !

Built in 1998

Essential Information

MLS® #	A2148694
Price	\$498,000
Sold Price	\$498,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	39 Edgeridge Terrace Nw
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Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C1

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Lawn
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 29th, 2024
Days on Market	27
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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