

\$535,000 - 49 Edgeland Close Nw, Calgary

MLS® #A2154541

\$535,000

3 Bedroom, 3.00 Bathroom, 1,629 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Spacious 3 bedroom townhouse ideally located just steps from the extensive ravine pathway system and environmental reserve and mere minutes to major shopping districts and to several schools including U of C. Plenty of parking in the insulated and drywalled double attached garage or on the private driveway. Inside this quiet sanctuary is ample space for you and your young family to grow. The massive living room invites relaxation with grand vaulted ceilings, a wood-burning fireplace with a gas starter and great built-ins to display your treasures. The kitchen is a great layout featuring stainless steel appliances, tons of cabinets and a dining area that leads to the back deck encouraging a seamless indoor/outdoor lifestyle. Retreat at the end of the day to the huge primary bedroom and feel spoiled daily thanks to the custom walk-in closet and luxurious 5-piece ensuite – no more fighting over the sink. Take a rejuvenating dip in the jetted soaker tub at the end of a long day. A second large bedroom, another full bathroom and convenient laundry are also on this level. A ton more versatile space awaits in the finished basement with a rec room for movies and games nights, a third bedroom for older children or guests, another full bathroom and loads of storage. Spend the warm weather unwinding or hosting barbeques on your sunny west-facing deck backing onto soaring trees. This wonderful community is nestled against Nose Hill Park, has the largest number of



parks and playgrounds of any Calgary neighbourhood plus is home to 3 schools and numerous transit options. Absolutely an incredible location for this bright home within an outstanding complex!

Built in 1989

Essential Information

MLS® #	A2154541
Price	\$535,000
Sold Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,629
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	49 Edgeland Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3B1

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Double Vanity, Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
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Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Lighting
Lot Description	Garden, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2024
Date Sold	September 5th, 2024
Days on Market	35
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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