

\$575,000 - 4 Edgeland Close Nw, Calgary

MLS® #A2154859

\$575,000

3 Bedroom, 4.00 Bathroom, 1,720 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Ready for a Quick Possession!

This wonderful walkout townhome measuring the total exterior area: 2372.70 sq ft, backs onto the scenic Edgemont Area 2 Off-Leash Dog Park, connecting to additional green spaces like AREA 1 Off-Leash Park and Hawkwood Ravine across Sarcee Trail, each offering well-maintained pathways. Conveniently located in Edgemont, you'll enjoy easy access to fantastic community amenities such as the Edgemont Community Centre and the Edgemont Athletic Club, as well as nearby schools, parks, shopping, and other conveniences.

Walkout Basement

The fully finished walkout basement includes a cozy corner fireplace snuggled into the park and direct access to a private patio—perfect for relaxing and taking in the surroundings. This level also includes a laundry area with a front-load washer and dryer. Vacuu Flo with attachments.

Main Floor

The main floor welcomes you with a clear view of the park and flows from back to front, starting with a dining area that comfortably seats six. The spacious living room, complete with a second fireplace, features large patio doors and windows opening onto a balcony which offers a gas line, ideal for patio furniture and overlooking the green space. The kitchen, overlooking the dining area, offers plenty of



cabinets and generous counter space. This floor also includes a renovated 2-piece bathroom.

Upper Level

The upper level is bright and refreshing, featuring three bedrooms. The primary bedroom offers large windows with views of the park, a renovated 5-piece ensuite, and a walk-in closet. Two additional bedrooms are located at the front of the home and share a renovated 4-piece bathroom.

Updates & Community Perks

This townhome has been updated over the past 10 years with windows (excluding patio doors), a garage door, most flooring including hardwood on the main floor, paint, lighting, appliances, and three renovated bathrooms. Additional features include a High-Efficiency Lenox Furnace (installed 2015) and a 50-gallon H2O tank (installed 2009). Enjoy low-maintenance living with direct access to green spaces and proximity to Edgemont's excellent community amenities, schools, and services.

Pets are allowed with board approval. Measurements are available—please refer to them for further details, or contact your realtor for a copy.

Built in 1981

Essential Information

MLS® #	A2154859
Price	\$575,000
Sold Price	\$545,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2

Square Footage	1,720
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	4 Edgeland Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3B1

Amenities

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Vinyl Windows, Laminate Counters
Appliances	Dishwasher, Microwave, Refrigerator, Window Coverings, Garage Control(s), Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Gas Log, Living Room, Mantle, Brass, Wood Burning
Has Basement	Yes
Basement	Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, See Remarks
Roof	Asphalt
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 15th, 2024
Date Sold	December 11th, 2024
Days on Market	26
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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