

\$1,950,000 - 29 Edelweiss Point Nw, Calgary

MLS® #A2156837

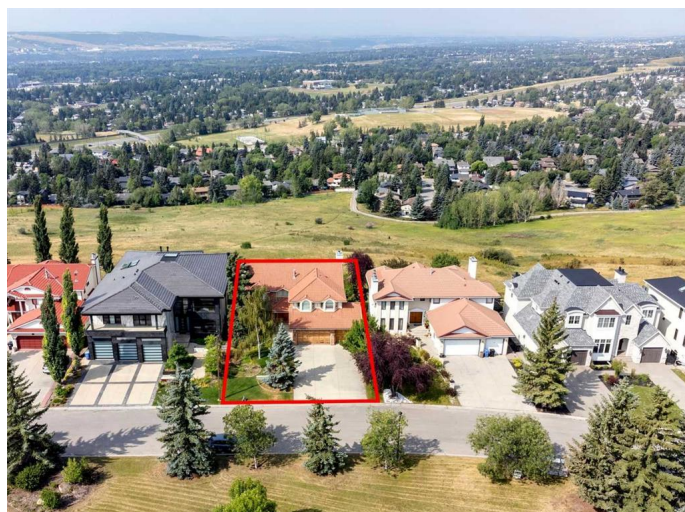
\$1,950,000

5 Bedroom, 4.00 Bathroom, 3,174 sqft

Residential on 0.22 Acres

Edgemont, Calgary, Alberta

AMAZING RENOVATION OR NEW BUILD OPPORTUNITY| EXCLUSIVE CUL-DE-SAC IN THE HIGHLY SOUGHT-AFTER NW COMMUNITY OF EDMONTON| UNPARALLELED VIEWS! This 5-bedroom, 3.5 bath 2-Storey property offers 3,174 sf of living space and boasts majestic views of the Rocky Mountains and undisturbed city views. Nestled on a peaceful street, this is your opportunity to live on a premium enclave which includes a total of only 25 homes. In the seller's words, "The birds and squirrels will "chirpily" announce the feeders are empty and the occasional blue jay or flicker will mesmerize with their colour. The humble sparrows will contrast with the flamboyant wood peckers, all the while overlooking the loping deer, frequent coyote and the odd wayward moose". Complete with a triple-car garage and walkout basement, this property comes with an already approved Development Permit Application for a renovation which would see a 4th level addition of a room with a balcony that would offer easterly views w/spectacular sunrises and spectacular evening sunsets. Edelweiss Point is adjacent to Nose Hill Park and a mere 20 minutes from the downtown core. Only 12 minutes to the University & Foothills Hospital, with easy access to the airport or your weekend mountain getaway. In close proximity to several area schools, shops, restaurants and wonderful walking paths throughout the community. An absolute must see!



Built in 1987

Essential Information

MLS® #	A2156837
Price	\$1,950,000
Sold Price	\$1,525,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,174
Acres	0.22
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	29 Edelweiss Point Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4N4

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Fruit Trees/Shrub(s), No Neighbours Behind, Landscaped, Street Lighting, Rectangular Lot, Sloped Down, Treed, Views
Roof	Tile
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2024
Date Sold	October 9th, 2024
Days on Market	59
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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