

\$449,900 - 306, 300 Edgedale Drive Nw, Calgary

MLS® #A2160141

\$449,900

2 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

**** LOVE YOUR LIFESTYLE! **** 2 Car attached garage ** This classic 2 story townhome is ideally located in the community of Edgemont and close to the many amenities - Transit, parks, shopping, pathways, dog parks, community center, Nose Hill and FUN! The main floor displays a sizeable main entrance with quick access to your double attached garage. The spacious main living area includes a large room with high vaulted ceilings and a fireplace. Plus, a cozy kitchen with lots of counter space, oak cabinet doors & newer appliances. A sizeable outdoor patio is off the family-approved living room and offers a nice place to enjoy the west-facing summer evenings. The upper floor features 2 good-sized bedrooms, an upper loft/den, and 2 full bathrooms. The primary bedroom layout features a private en suite with two sinks & big walk-in closet. **BONUS:** The basement offers a supersized family room, utility area and the laundry room. The original owner bought the townhome over 40 years ago, and she says the home has everything you need with a functional yet stylish layout. A quick possession date is available! Call your friendly REALTOR(R) to book a viewing!



#306, 300 EDGE DALE DRIVE NW

RECA MEASUREMENT STANDARD - CALGARY AB

MAIN LEVEL (AG) - 680.44 Sq Ft / 63.21 m²

UPPER LEVEL (AG) - 755.71 Sq Ft / 70.21 m²

TOTAL ABOVE GRADE RMS SIZE - 1,436.15 Sq Ft / 133.42 m²

BASEMENT DEVELOPED AREA (BG) - 412.23 Sq Ft / 38.30 m²

BASEMENT UNDEVELOPED AREA (BG) - 257.74 Sq Ft / 23.94 m²

TOTAL AG/BG AREA - 2106.12 Sq Ft / 195.66 m²



Built in 1981

Essential Information

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Price \$449,900

Sold Price	\$439,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	306, 300 Edgedale Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4A6

Amenities

Amenities	Trash
Parking Spaces	2
Parking	Double Garage Attached, Side By Side

Interior

Interior Features	Closet Organizers, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Wood Burning
# of Stories	2
Basement	None

Exterior

Exterior Features	Courtyard, Lighting
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stone, V
Foundation	Poured Concrete



Additional Information

Date Listed	August 23rd, 2024
Date Sold	September 13th, 2024
Days on Market	21
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
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