

\$549,900 - 812 Edgemont Road Nw, Calgary

MLS® #A2160885

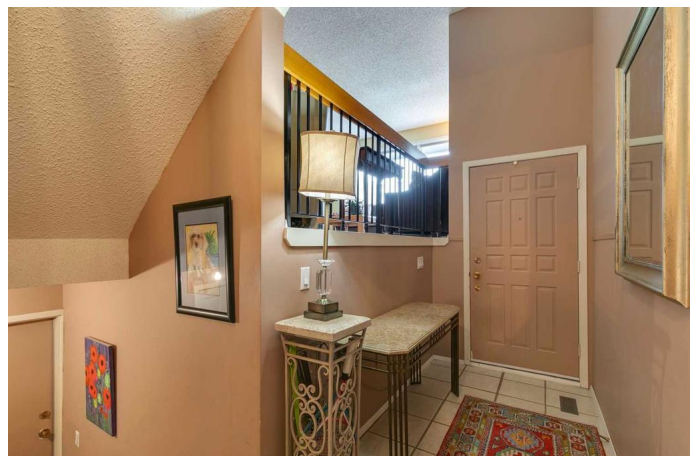
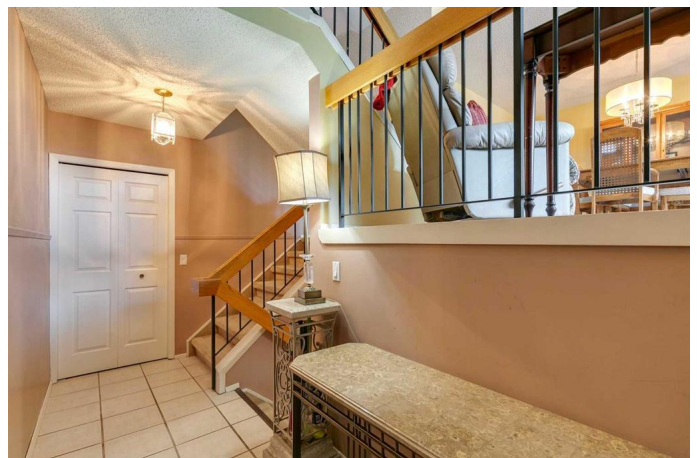
\$549,900

3 Bedroom, 3.00 Bathroom, 2,034 sqft

Residential on 0.10 Acres

Edgemont, Calgary, Alberta

Nestled on a Quiet street in the sought after community of Edgemont Estates, this Beautiful END UNIT townhouse with NO CONDO FEES won't disappoint. This property offers 2034 SQFT of exceptional living space, 3 expansive bedrooms, 2.5 Bathrooms, a Double Attached Garage and so much more. Upon entering, you'll notice a spacious entryway that leads to a large Dining Room, Cozy Living Room with a Gas Fireplace, another sitting area with direct access to an enclosed balcony and a Bright Floor Plan that's made for entertaining. The Kitchen showcases white appliances, pantry and plenty of cabinet space. Enjoy an evening Bbq with family and friends in your West facing backyard. One of the biggest lots in the complex. Powder room and laundry room to complete the main floor. Upstairs you'll find 3 large bedrooms including a Massive Primary with plenty of closet space and 4 piece ensuite. 2 Spacious Bedrooms and 4 piece bathroom to complete the upper level. In the basement, you'll find two large storage room as well as your mechanical room. A few recent updates include roof (2020), Driveway (2022), Eaves on the front of the property (2024), HWT (2016) and deck (2017). Conveniently located, only minutes away from parks, walking/bike paths, schools, LRT Station, Nose Hill Park, Health Club and shops. Easy access to John Laurie, Crowchild Trail and Shaganappi Trail. Come see this incredible property for yourself; all that's left is for you to move in!



Built in 1979

Essential Information

MLS® #	A2160885
Price	\$549,900
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,034
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	812 Edgemont Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Laminate Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2024
Date Sold	September 6th, 2024
Days on Market	10
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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