

\$469,900 - 4 Edgedale Court Nw, Calgary

MLS® #A2168908

\$469,900

3 Bedroom, 2.00 Bathroom, 1,246 sqft

Residential on 0.06 Acres

Edgemont, Calgary, Alberta

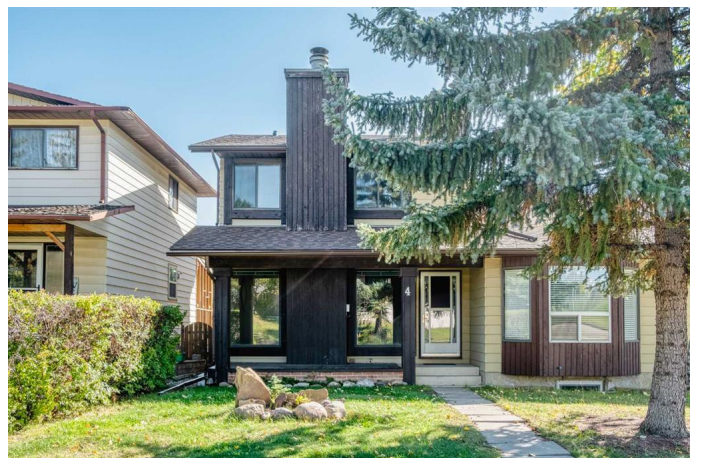
Welcome to this charming 2 Storey Duplex located in the beautiful Edgemont community! This home offers 3 bedrooms and 1.5 baths within 1,590 sq. ft. of inviting living space. Newly painted the whole house except the basement.

Upon entering, youâ€™ll be greeted by a spacious Living room featuring Bamboo Laminate floors and a cozy red brick wood-burning fireplace, complemented by two large windows that let in plenty of natural light. The Kitchen is well-equipped with stainless steel appliances, an eating bar, a pantry, and ample cabinetry, seamlessly connecting to the Dining room with a ceiling fan. A glass sliding door provides access to the covered Deck and Backyard, while a half bath completes the main level.

Upstairs, you'll find three bedrooms, including a Primary Bedroom with a walk-in closet and ceiling fan. The additional two Bedrooms are generously sized, accompanied by a full 4 pc Bath.

The Basement boasts a Recreation room with built-in shelves for organization and convenient Laundry facilities.

Relax and enjoy the afternoon and evening sun on the west-facing Front porch. The southeast-facing and fully fenced Backyard



features a few trees, a concrete pathway, and a gate leading to backlane access, and a gravel parking pad at the back, along with ample street parking for guests.

This home is conveniently located near schools, fitness centers like Edgemont Athletic, parks, shopping, restaurants, and various amenities. Take advantage of nearby Nose Hill Park, with its wildflowers and hiking trails. Enjoy easy access to Edgemont Blvd and John Laurie Blvd. Donâ€™t miss this opportunity!

Built in 1979

Essential Information

MLS® #	A2168908
Price	\$469,900
Sold Price	\$457,500
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,246
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

Community Information

Address	4 Edgedale Court Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2R1

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Ceiling Fan(s), Pantry, Built-in Features, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2024
Date Sold	October 24th, 2024
Days on Market	28
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
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