

\$499,000 - 9 Edgeridge Terrace Nw, Calgary

MLS® #A2173948

\$499,000

2 Bedroom, 4.00 Bathroom, 1,515 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Discover the perfect home in the highly desirable community of Edgemont! This bright and spacious dual-master 2-bedroom, 2.5-bathroom townhouse offers thoughtful upgrades, low-maintenance living, and all the comforts you need. Located in the well-maintained Hillsboro complex, it's an ideal choice for downsizers, retirees, and anyone seeking easy access to nature, shopping, and top-rated amenities. Bright, Open-Concept Living Spaces: Inside, you'll enjoy a warm, open-concept layout with a combination of tile and carpet flooring. The kitchen is updated with newer stainless steel appliances and features classic white cabinetry, giving it a timeless appeal. With plenty of counter space and room to entertain, it's perfect for hosting guests. The living and dining areas boast vaulted ceilings that add to the airy feel, while the gas fireplace offers a cozy spot to relax during cooler evenings. Step outside to your private fenced deck, complete with a gas hookup—ideal for summer BBQs or enjoying a quiet morning coffee. Two Primary Suites with Ensuite Bathrooms: Upstairs, you'll find two spacious primary bedrooms, each featuring its own ensuite bathroom and walk-in closet—a rare feature offering privacy and comfort. Both bathrooms have been updated with modern fixtures, adding a fresh touch. Finished Basement with Extra Living Space: The finished basement adds valuable square footage with a recreation room, additional gas



fireplace, carpet flooring, and a 2-piece bathroom – an excellent space for a home theater, gym, or game room. The double-attached garage offers convenient inside entry and extra storage, making it easy to organize seasonal items and sports gear. Thoughtful Updates for Peace of Mind: This townhouse includes a new hot water tank and other updates, ensuring your home is ready for worry-free living. The Hillsboro complex offers visitor parking near the front door, making it easy for friends and family to stop by. Prime Location in Edgemont: Hillsboro’s location is hard to beat. Just steps from parks, playgrounds, and Edgemont’s scenic ravine system, you’ll have access to trails and green spaces for daily walks or bike rides. This home is also close to grocery stores, medical offices, banks, restaurants, and cafes. Quick access to Stoney Trail, Shaganappi Trail, and Country Hills Blvd. makes commuting simple. Top Schools and Nearby Amenities: Families will appreciate being near top-rated schools, including Edgemont School, Tom Baines School, and Sir Winston Churchill High School. With so many conveniences at your doorstep, this home offers everything you need for a relaxed lifestyle in a vibrant community.

Built in 1999

Essential Information

MLS® #	A2173948
Price	\$499,000
Sold Price	\$480,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,515
Acres	0.00

Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	9 Edgeridge Terrace Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6C1

Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Basement, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Uncovered Courtyard
Lot Description	Back Yard, Lawn, Low Maintenance Landscape, Landscaped, Treed, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2024
Date Sold	November 20th, 2024
Days on Market	33
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.