

\$998,632 - 7 Edcath Court Nw, Calgary

MLS® #A2176231

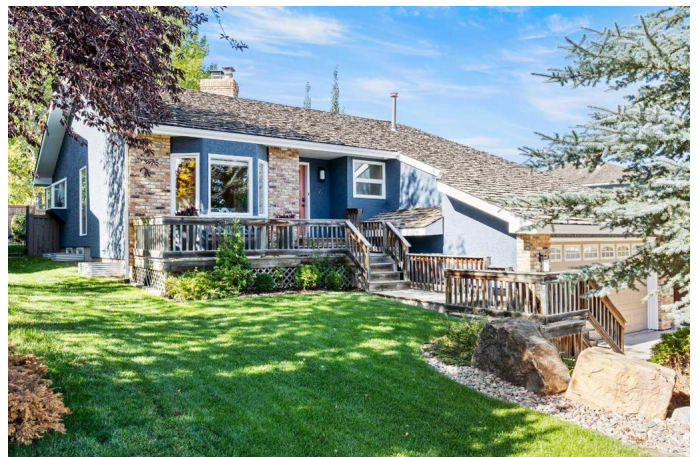
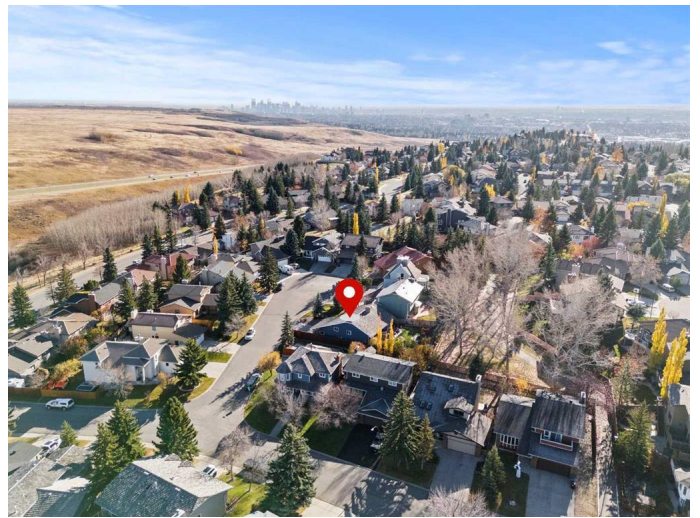
\$998,632

4 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Discover the perfect blend of urban elegance, and tranquility in this beautiful, fully renovated 3+1 bed, 3 bath bungalow with over 2800sqft of living space nestled on a quiet cul-de-sac. Step inside to a spacious and inviting open floor plan, highlighted by a stunning floor-to-ceiling fireplace that warms both the living and dining rooms. The kitchen features custom cabinetry, high-end appliances, and ample counter space. With a master bedroom that boasts a huge closet and spa ensuite with an amazing STEAM SHOWER! Additional 2 bedrooms with built in desks, and 4 pc bath complete the floor. The lower level is the ultimate entertaining space, with a large bedroom, full bathroom, and a cozy second living area complete with a wet bar and fireplace. Completed in 2022, the full professional renovation includes high-end finishes, custom-built cabinetry throughout, NEW WINDOWS, and a brand-new deck with a hot tub, making this home a true gem. And NO POLY-B! Additional features include a huge storage room, intentional built-in storage throughout, new hot water tank, new rear fence and a heated garage. This property offers a serene retreat with a west-facing, private, and meticulously landscaped yard. Located just blocks from Nose Hill Park, this home backs onto a path leading to schools, parks, and nearby ridges. It offers easy access to major routes while remaining nestled in a peaceful neighbourhood. This home offers privacy, modern upgrades, and a beautiful



location. Don't miss your chance to make it yours!

Built in 1983

Essential Information

MLS® #	A2176231
Price	\$998,632
Sold Price	\$1,015,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,550
Acres	0.16
Year Built	1983
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	7 Edcath Court Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 3S9

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Brick Facing, Dining Room, Gas, Mantle, Mixed, Raised Hearth, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Garden, Irregular Lot, Landscaped, Street Lighting, Private
Roof	Cedar Shake
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 14th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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