

\$499,900 - 208 Edgedale Way Nw, Calgary

MLS® #A2181477

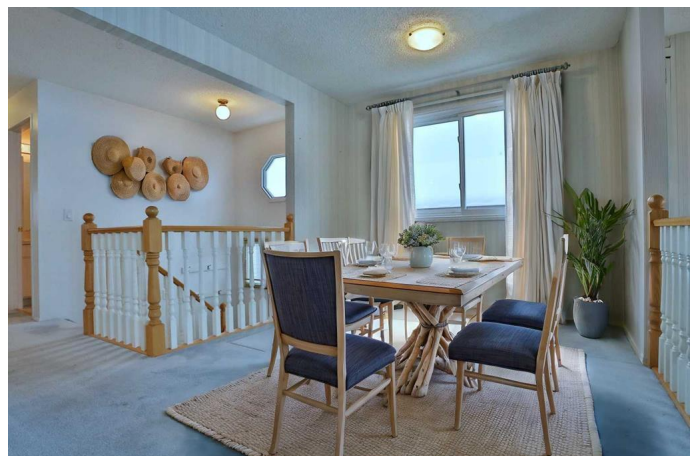
\$499,900

3 Bedroom, 2.00 Bathroom, 1,003 sqft

Residential on 0.08 Acres

Edgemont, Calgary, Alberta

Welcome to this warm & inviting home located on this quiet crescent across from a 3.8 acre park in the highly-desirable family community of Edgemont. Same owner for 40+ years, this fully finished 3 bedroom bi-level is bathed in natural light & features 2 full bathrooms & 2 skylights, eat-in kitchen & fantastic covered deck in the lovely backyard. Available for quick possession, this terrific home is perfect for the first-time homeowner, & has a great-sized living room with wood-burning fireplace & bay window with built-in seat, spacious dining room & bright kitchen with skylight, lots of cabinet space & the appliances includes stainless steel Whirlpool stove. Both of the main floor bedrooms have super closet space & they share a full bath with skylight. The lower level is finished with a huge 3rd bedroom, another full bath, large rec room area & laundry plus loads of extra space for storage. Backyard is fully fenced & landscaped, with garden areas & the fabulous covered deck...the ideal space for enjoying the great outdoors, entertaining or simply just relaxing. Improvements over the last 10 years include new living room bay window (2021), furnace (2015), hot water tank (2020), both skylights (2020) & the retaining wall, back fence & stairs in the backyard. Top-notch location within walking distance to bus stops & neighbourhood shopping, John Laurie Park & Edgemont Disc Golf Course, Edgemont Athletic Club & only minutes to the Superstore, schools & easy access to Dalhousie Station LRT, major shopping



centers, University of Calgary & downtown.

Built in 1979

Essential Information

MLS® #	A2181477
Price	\$499,900
Sold Price	\$520,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,003
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	208 Edgedale Way Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2P9

Amenities

Parking	None, On Street, Outside
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Interior

Interior Features	Laminate Counters, Storage, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Date Sold	December 10th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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