

# \$649,900 - 36 Edgehill Drive Nw, Calgary

MLS® #A2210162

## \$649,900

3 Bedroom, 4.00 Bathroom, 1,452 sqft

Residential on 0.07 Acres

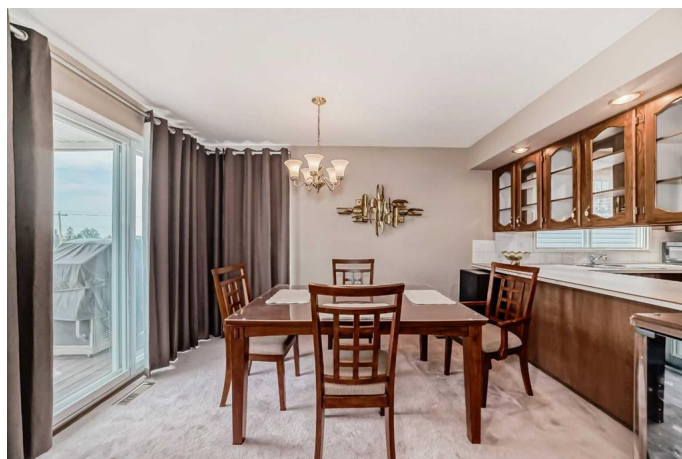
Edgemont, Calgary, Alberta

This beautiful home on a quiet street in Edgemont is waiting for your family. This well maintained home has 3 bedrooms, 2 full baths and 2 half baths. The home also features 2 fireplaces, one that is wood burning and one that is gas burning. There's plenty of living space for the whole family with 5 levels of development to enjoy. There are 2 balconies, one off the living room on the main floor and another one off the Primary bedroom with a beautiful unobstructed view of downtown. Such a great place to enjoy a morning coffee. There is also a view of the mountains from the bonus room. The home also features a walkout to the low maintenance backyard. This property has a single attached front garage plus a double detached garage with rear lane access. The double garage also features a drive thru garage door to access the rear yard. There's plenty to appreciate with this home for the whole family. Don't delay, call your favourite Realtor today for your private showing.

Built in 1980

## Essential Information

MLS® #	A2210162
Price	\$649,900
Bedrooms	3
Bathrooms	4.00
Full Baths	2



Half Baths	2
Square Footage	1,452
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	36 Edgehill Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2S1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Single Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Den
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Views
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	26
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
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