# \$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

T3A 2S1

Subdivision Edgemont
City Calgary

County Calgary
Province Alberta

**Amenities** 

Postal Code

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 23

Zoning R-CG

### **Listing Details**

Listing Office TREC The Real Estate Company

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