

# \$999,000 - 23 Edgewood Place Nw, Calgary

MLS® #A2218340

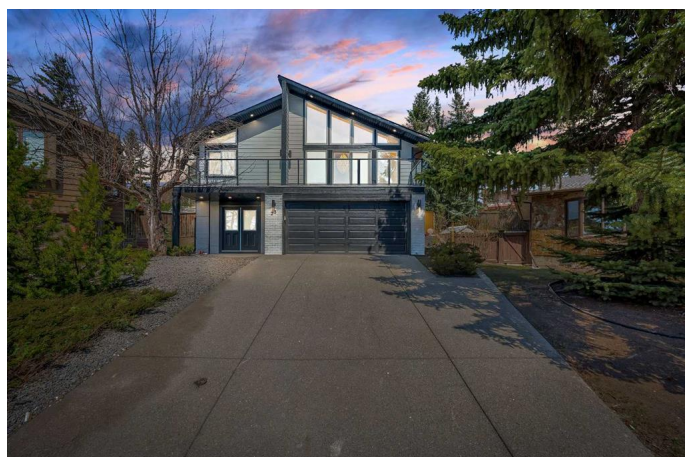
**\$999,000**

4 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

welcome to this beautiful fully renovated unique walk up bungalow located in Edgemont the most desirable community of NW Calgary offering almost 3000 square feet of upgraded luxury living space. This house is professionally redesigned and renovated from the studs with state of the art modern yet classy finishes throughout the house . Grand double door entrance feature tiled foyer area with elegant curb staircase leading up to the main level. The lower level has huge family / living area with fire place and feature wall designs . bedroom , 3 piece full bathroom and laundry room . As you come up the main level you are greeted with specious living area with vaulted ceiling with beautiful chandelier leading on to the front balcony with breathtaking views . master bedroom with patio access and ensuite bath . 2 additional generous sized bedrooms and 5 piece bathroom with beautiful tiles and under vanity lights . upgraded kitchen with beautiful appliances , dual tone cabinetry and TAJ MAHAL marble counters and waterfall island . The professorially picked lighting features , granite counter tops , tile selection , wall paper feature walls , brick fire place paint , floor and railing makes this house looks amazing. New furnace , water tank , hardy siding , roof , windows , glass railing . This HOME sits on a huge fully landscaped pie shape lot for your amazing summer patio and bone fire parties , additional gated parking pad at the back for your rv or boat along with the double front



attached garage with beautiful epoxy floors .  
BEAUTIFUL LOCATION CLOSE TO PARKS ,  
WALKING PATHS , SCHOOLS , NOSHILL  
PARK WITH LOTS OF TREES AND VIEWS .  
THIS HOUSE MUST BE SEEN AND  
APPERCIATED .

Built in 1980

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218340    |
| Price          | \$999,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,550       |
| Acres          | 0.16        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 23 Edgewood Place Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 2T8              |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, No Animal Home, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Natural Woodwork |
|-------------------|------------------------------------------------------------------------------------------------------|

|                 |                                                              |
|-----------------|--------------------------------------------------------------|
| Appliances      | Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer |
| Heating         | High Efficiency                                              |
| Cooling         | None                                                         |
| Fireplace       | Yes                                                          |
| # of Fireplaces | 2                                                            |
| Fireplaces      | Wood Burning                                                 |
| Has Basement    | Yes                                                          |
| Basement        | Exterior Entry, Finished, Full, Walk-Out                     |

## Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior Features | Balcony, Fire Pit, Private Yard                                       |
| Lot Description   | Back Lane, Back Yard, Open Lot, Pie Shaped Lot, Treed, Views, Private |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Concrete, Asphalt                                                     |
| Foundation        | Poured Concrete                                                       |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 41            |
| Zoning         | r-cg          |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.