



## 23 Edgedale Road Calgary Alberta

\$589,000

**\*\*LEGAL SECONDARY SUITE ALERT!\*\*** Welcome to your beautifully updated and inviting home, where modern living meets incredible investment potential. The fully equipped legal secondary suite, with its own private entrance, full kitchen, two bedrooms, and cozy living space, offers endless possibilities--whether for rental income, extended family, or guests. Perfectly located just a 2-minute walk from bus stops, the GYMVMT swimming pool, and gym, this home is ideal for those who value both convenience and an active lifestyle. The front yard opens up to a peaceful community green space, while the back alley provides easy access to private parking for two cars. Inside, the home has been thoughtfully updated with new vinyl flooring throughout with hardwood floor on the stairs to basement(2021), fresh paint in July (2024), and new fences for added privacy (2022). The basement legal secondary suite is bright and welcoming, with new laminate flooring (2020) and two large windows replaced in 2021 to bring in plenty of natural light. Every detail has been carefully considered to create a warm and welcoming atmosphere. This move-in-ready gem is not just a home; it's an opportunity. Whether you're looking to add rental income, host extended family, or simply enjoy a beautifully updated space, this property is ready to welcome you. Don't miss out on making it yours! (id:6769)

Family room 9.50 Ft x 10.75 Ft

Kitchen 8.33 Ft x 17.50 Ft

Bedroom 15.75 Ft x 8.33 Ft

Bedroom 12.83 Ft x 8.83 Ft

3pc Bathroom 4.50 Ft x 12.00 Ft

Living room 14.33 Ft x 12.17 Ft

Dining room 8.75 Ft x 7.75 Ft

Kitchen 10.50 Ft x 14.08 Ft

Primary Bedroom 10.58 Ft x 12.75 Ft

Bedroom 10.67 Ft x 8.00 Ft

Den 8.25 Ft x 12.58 Ft

4pc Bathroom 4.92 Ft x 6.75 Ft

Listing Presented By:



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