



15 Edgedale Way Calgary Alberta

\$499,990

Rare opportunity in one of NW Calgary's most prestigious school districts. This beautifully maintained 4 bedroom, 4 bathroom detached home sits on a large, prime lot in the heart of Edgemont. With approximately 1,356 sq ft of above-grade living space plus a fully developed basement, the layout is highly functional for families, multi-generational living, or investors seeking long-term value. The main level features bright, open living areas filled with natural light, a spacious kitchen with abundant cabinetry, and seamless indoor-outdoor flow to the private backyard. Upstairs offers multiple well-proportioned bedrooms including a comfortable primary retreat, while the basement adds flexibility with additional living space and a full bathroom. What truly sets this property apart is its land value and future upside. Located in a top-tier school zone, with quick access to major routes, transit, shopping, and green spaces, this is a location that continues to command premium demand year after year. Opportunities like this in Edgemont are increasingly rare. Whether you're a homeowner looking to secure a premium NW lifestyle or an investor seeking long-term appreciation with redevelopment potential, this property delivers on every level. Homes with this combination of location, condition, land value, and future potential do not last. Act quickly. (id:6769)

Bedroom 8.83 Ft x 7.42 Ft

3pc Bathroom 4.67 Ft x 7.58 Ft

2pc Bathroom 4.42 Ft x 4.42 Ft

Primary Bedroom 14.33 Ft x 12.42 Ft

Bedroom 10.83 Ft x 8.25 Ft

Bedroom 10.00 Ft x 10.25 Ft

4pc Bathroom 6.75 Ft x 4.92 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

Listing Presented By:



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<https://calgarybrothersgroup.com/>

RE/MAX Realty Professionals

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