



REALTOR



222 Edgedale Way Calgary Alberta

\$465,000

Attention first-time homeowners and savvy investors! Seize this great opportunity to own an affordable home in the desirable community of Edgemont. This 3-bedroom, 1.5-bath half duplex, with no condo fees, offers tremendous potential with a bit of sweat equity. Boasting an unbeatable location, this property is situated across from a beautiful greenspace and park, providing a serene and picturesque setting. It is conveniently close to schools, a racquetball and sports club, shopping, grocery stores, and the university. Excellent transit options make commuting a breeze in this safe residential area. The home features a large south-facing backyard, perfect for enjoying sunny days and outdoor activities. Additional highlights include newer shingles and a back alley, offering extra convenience and accessibility. With some TLC, this property could truly shine and become a real gem in the market. Opportunities like this are rare, especially in such a prime location. Don't miss out on the chance to transform this house into your dream home or a valuable investment property. Act now, as there's nothing like this currently on the market. (id:6769)

2pc Bathroom 5.25 Ft x 3.83 Ft

Dining room 9.50 Ft x 7.17 Ft

Kitchen 11.58 Ft x 11.58 Ft

Living room 11.92 Ft x 12.33 Ft

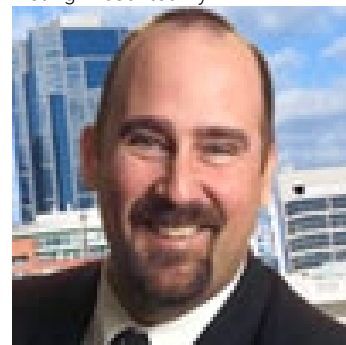
4pc Bathroom 5.42 Ft x 6.92 Ft

Bedroom 8.00 Ft x 11.50 Ft

Bedroom 8.83 Ft x 8.08 Ft

Primary Bedroom 15.00 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
Century 21 Bamber Realty LTD.

<http://www.calgaryrealestatepro.com/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca