



812 Edgemont Road Calgary Alberta

\$625,000

Open House on Sunday, July 7th from 1-3pm! Nestled on a Quiet street in the sought after community of Edgemont Estates, this Beautiful END UNIT townhouse with NO CONDO FEES won't disappoint. This property offers 2034 SQFT of exceptional living space, 3 expansive bedrooms, 2.5 Bathrooms, a Double Attached Garage and so much more. Upon entering, you'll notice a spacious entryway that leads to a large Dining Room, Cozy Living Room with a Gas Fireplace, another sitting area with direct access to an enclosed balcony and a Bright Floor Plan that's made for entertaining. The Kitchen showcases white appliances, pantry and plenty of cabinet space. Enjoy an evening Bbq with family and friends in your West facing backyard. One of the biggest lots in the complex. Powder room and laundry room to complete the main floor. Upstairs you'll find 3 large bedrooms including a Massive Primary with plenty of closet space and 4 piece ensuite. 2 Spacious Bedrooms and 4 piece bathroom to complete the upper level. In the basement, you'll find two large storage room as well as your mechanical room. A few recent updates include roof (2020), Driveway (2022), Eves on the front of the property (2024), HWT (2016) and deck (2017). Conveniently located, only minutes away from parks, walking/bike paths, schools, LRT Station, Nose Hill Park, Health Club and shops. Easy access to John Laurie, Crowchild Trail and Shaganappi Trail. Come see this incredible property for yourself; all that's left is for you to move in! (id:6769)

Primary Bedroom 23.25 Ft x 12.08 Ft

4pc Bathroom Measurements not available

Bedroom 10.58 Ft x 11.67 Ft

Bedroom 9.92 Ft x 12.58 Ft

4pc Bathroom Measurements not available

Other 22.17 Ft x 11.33 Ft

Storage 9.92 Ft x 11.92 Ft

Family room 23.25 Ft x 11.92 Ft

Kitchen 9.83 Ft x 11.08 Ft

2pc Bathroom Measurements not available

Dining room 10.25 Ft x 12.75 Ft

Living room 12.25 Ft x 17.17 Ft

Listing Presented By:



Originally Listed by:
CIR Realty

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