

# \$649,900 - 36 Edgehill Drive Nw, Calgary

MLS® #A2210162

**\$649,900**

3 Bedroom, 4.00 Bathroom, 1,452 sqft

Residential on 0.07 Acres

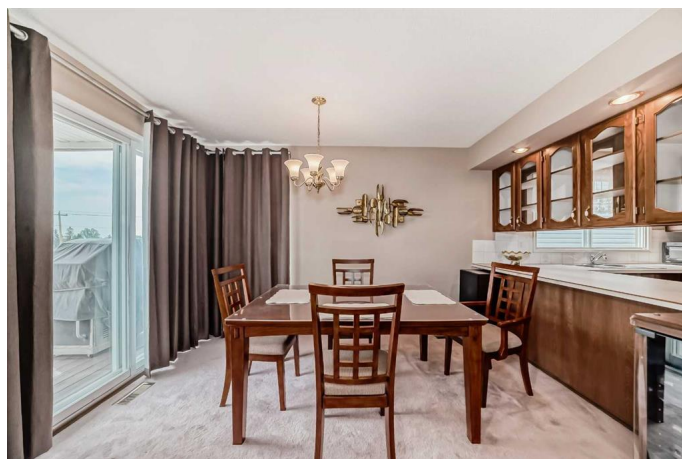
Edgemont, Calgary, Alberta

This beautiful home on a quiet street in Edgemont is waiting for your family. This well maintained home has 3 bedrooms, 2 full baths and 2 half baths. The home also features 2 fireplaces, one that is wood burning and one that is gas burning. There's plenty of living space for the whole family with 5 levels of development to enjoy. There are 2 balconies, one off the living room on the main floor and another one off the Primary bedroom with a beautiful unobstructed view of downtown. Such a great place to enjoy a morning coffee. There is also a view of the mountains from the bonus room. The home also features a walkout to the low maintenance backyard. This property has a single attached front garage plus a double detached garage with rear lane access. The double garage also features a drive thru garage door to access the rear yard. There's plenty to appreciate with this home for the whole family. Don't delay, call your favourite Realtor today for your private showing.

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2210162  |
| Price      | \$649,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 2             |
| Square Footage | 1,452         |
| Acres          | 0.07          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 36 Edgehill Drive Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 2S1              |

### Amenities

|                |                                                                              |
|----------------|------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                            |
| Parking        | Double Garage Detached, Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 3                                                                            |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                       |
| Cooling           | None                                                                                        |
| Fireplace         | Yes                                                                                         |
| # of Fireplaces   | 2                                                                                           |
| Fireplaces        | Gas, Living Room, Wood Burning, Den                                                         |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Balcony          |
| Lot Description   | Back Lane, Views |
| Roof              | Asphalt Shingle  |

|              |                                       |
|--------------|---------------------------------------|
| Construction | Vinyl Siding, Wood Frame, Wood Siding |
| Foundation   | Poured Concrete                       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 9th, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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