

# \$625,000 - 49 Edgeland Close Nw, Calgary

MLS® #A2210793

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,620 sqft

Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Step into this beautifully renovated **\*\*raised bungalow\*\*** offering just over **\*\*1,600 sq ft\*\*** of thoughtfully designed living space, perfect for the family. With **\*\*3 spacious bedrooms\*\*** and **\*\*3 full bathrooms\*\***, thereâ€™s plenty of room for everyone.

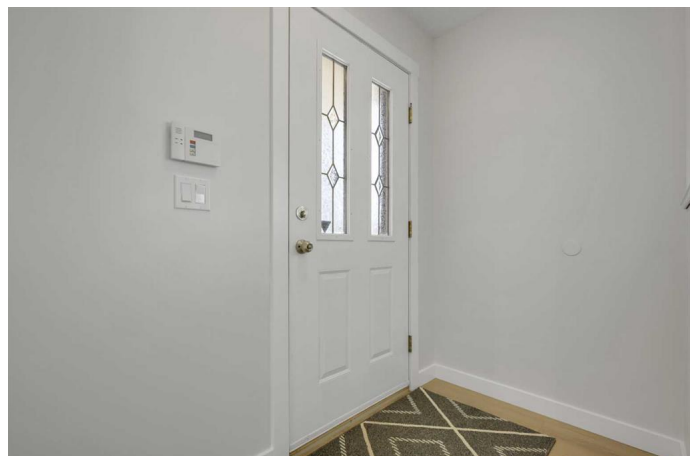
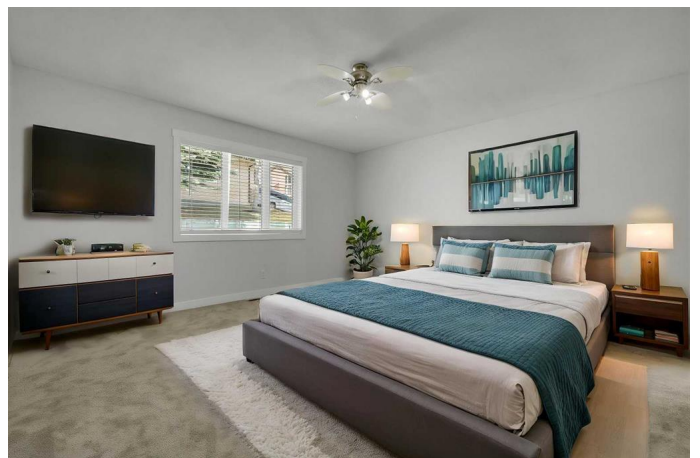
The **\*\*fully equipped kitchen\*\*** features **\*\*brand new appliances\*\***, a **\*\*large moveable island\*\***, and a layout thatâ€™s great for entertaining or casual family meals. The **\*\*bright, west-facing backyard\*\*** includes a **\*\*maintenance-free deck\*\***. Inside, the **\*\*large family room\*\*** is a great spot to gather and enjoy the **\*\*wood-burning fireplace\*\***.

The **\*\*lower level\*\*** is fully developed and offers incredible flexibility, featuring the **\*\*third bedroom\*\***, a **\*\*full bathroom\*\***, a **\*\*bonus room\*\***, and **\*\*tons of storage\*\***. It also includes access to the **\*\*double car garage\*\*** with its own **\*\*private entrance\*\***, making it a great option for multi-generational living, guests, or a private home office setup. All poly b has been replaced wth modern plumbing.

This home is **\*\*fully renovated from top to bottom\*\*** and truly **\*\*move-in ready\*\***â€”all thatâ€™s missing is you!

Built in 1989

## Essential Information



MLS® #	A2210793
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,620
Acres	0.00
Year Built	1989
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	49 Edgeland Close Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A3B1

### **Amenities**

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	4

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Bookcases, Track Lighting
Appliances	Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Window Coverings, Built-In Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      None  
Lot Description        Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Brick, Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 14th, 2025  
Days on Market        35  
Zoning                    M-CG

**Listing Details**

Listing Office            First Place Realty

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