

# \$850,000 - 148 Edgemont Place Nw, Calgary

MLS® #A2218856

**\$850,000**

4 Bedroom, 3.00 Bathroom, 2,021 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Your opportunity for a superb move-in-ready, updated family home in Edgemont Estates awaits. This well-located home features 3 generously sized bedrooms on the upper level, a main floor bedroom/office, an updated kitchen with a professional grade dual fuel range/oven, and granite counters. There is an eat-in kitchen area and a separate dining room. Hardwood floors gleam throughout the upper and main levels. Light fills the airy living room, and the family room has a gas fireplace. The lower level features a large rec room and ample storage space. The exterior of the house was freshly painted (2024), air conditioning was installed (2021), and the furnaces were replaced (2020). Enjoy having an attached, oversized double garage with a radiant gas heater. The spacious west-facing backyard has a large patio area (interlocking paving stone) in addition to a big deck (low-maintenance composite decking). Irrigation keeps the lawn lush and the garden bed in bloom. Edgemont is a sought-after, established community near Nose Hill Park, off-leash areas, extensive green spaces, walking paths, ravines, and abundant amenities. This home is within walking distance of the Edgemont Athletic Club. The neighborhood is well-served by top-ranking schools, nearby shopping, and easy access to John Laurie Boulevard and Shaganappi Trail. This is a great property to call home!

Built in 1978



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2218856       |
| Price          | \$850,000      |
| Bedrooms       | 4              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 2,021          |
| Acres          | 0.16           |
| Year Built     | 1978           |
| Type           | Residential    |
| Sub-Type       | Detached       |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 148 Edgemont Place Nw |
| Subdivision | Edgemont              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3A 2J9               |

## Amenities

|                |  |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage |
| # of Garages   | 4  |

## Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows        |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |   |
|--------------|---|
| Fireplaces   | Brick Facing, Family Room, Gas, Glass Doors |
| Has Basement | Yes   |
| Basement     | Full, Partially Finished                    |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot, Street Lighting, Treed |
| Roof              | Asphalt Shingle  |
| Construction      | Brick, Stucco, Wood Frame, Wood Siding   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 3             |
| Zoning         | R-C1          |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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