

# \$635,000 - 132 Edgemont Estates Drive Nw, Calgary

MLS® #A2218890

**\$635,000**

3 Bedroom, 4.00 Bathroom, 1,802 sqft

Residential on 0.09 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE | Saturday May 10th, 2025 from 10am - 12pm. ALL NEW WINDOWS + NO CONDO FEES Enjoy Parks, Playgrounds, WILDLIFE + ACRES of natural Park without all the maintenance. Perched high on quiet street & backing onto GREENSPACE / NATURE RESERVE. Location, Location, Location. Steps to Edgemont Athletic, Schools, Parks + Playgrounds & a short drive to LRT, Restaurants, Golf, U of C, Hospitals & Shopping! Over 2,500+ sqft of developed SQFT that has been tastefully updated. Open concept main floor with welcoming foyer + flex/study area leads to spacious updated maple kitchen with stainless steel appliances, quartz counters, subway backsplash + built-in pantry. Nice sized dining / nook area with wood burning stone fireplace leads to deck overlooking NATURE RESERVE with mature spruce trees. Grand great room with partial vaulted ceilings + SUNNY SOUTH balcony with Big Sky Views & 2pc powder / laundry complete the main level. Vintage Wood + Iron railings lead upstairs to large Primary Retreat with 3 pc ensuite + walk-in closet. 2 additional good sized bedrooms upstairs + 4 pc bath. Lower level is ideal for games or movie nights with family room + GYM/4th bedroom potential with 3 pc bath. Additional upgrades include: entire exterior of house painted (2018), newer private deck (2018), new roof (2018), newer front balcony re-built (2020), real hardwood floors + ALL NEW WINDOWS. Exceptional Property!



Built in 1979

## Essential Information

MLS® #	A2218890
Price	\$635,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,802
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	132 Edgemont Estates Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 2M3

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX House of Real Estate
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