

# \$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	10
Zoning	R-C1

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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