

\$699,888 - 49 Edgeland Close Nw, Calgary

MLS® #A2183259

\$699,888

3 Bedroom, 3.00 Bathroom, 1,623 sqft
Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Fully renovated raised bungalow â€” Move-In Ready!

This fully renovated raised bungalow in Edgemont is ready for you to move in. With three bedrooms, modern updates, and a spacious layout in a quiet neighborhood, it offers comfortable living. The home is conveniently located near shopping, schools, and Calgary attractions.

Property Highlights:

â€¢ Fully Renovated Interior: Updated flooring, modern trim, and a fresh design.

â€¢ Gourmet Kitchen: New countertops, ample storage, and stainless steel appliances.

â€¢ Spacious Living Room: High ceilings, a wood-burning fireplace, and built-in shelving.

â€¢ Primary Suite: Custom walk-in closet and a spa-like bathroom with a soaker tub, dual sinks, and a large shower.

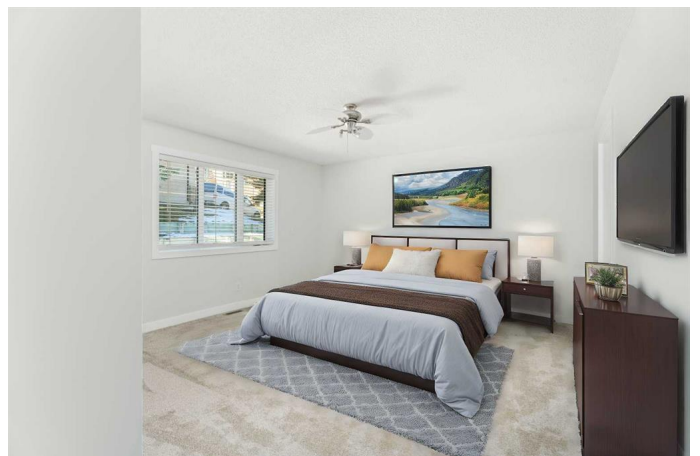
â€¢ Finished Basement: Bonus room, rec room, extra bedroom, full bath, and additional storage.

â€¢ West-Facing Backyard: Private deck with green views, ideal for relaxing or entertaining.

â€¢ Attached Double Garage: Insulated, drywalled, with extra parking.

Prime Location â€” Quiet Yet Convenient:

â€¢ Located in Edgemont, one of Calgaryâ€™s best neighborhoods.



â€¢ Minutes from the University of Calgary and Sir Winston Churchill High School.

â€¢ Close to shopping centers: Market Mall, Brentwood Village, Northland Mall, and Crowfoot Crossing.

â€¢ Easy access to attractions: McMahon Stadium, Olympic Oval, Nose Hill Park, and downtown Calgary.

â€¢ Near transit options: Brentwood LRT, Banff Trail LRT, and major roadways.

Additional Upgrades & Features:

â€¢ Old Poly B plumbing replaced with modern piping.

â€¢ Move-in ready with high-end finishes and thoughtful updates throughout.

Contact your REALTOR® today to book a private showing!

Built in 1989

Essential Information

MLS® #	A2183259
Price	\$699,888
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,623
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	T3A 3B1

Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Storage, Walk-In Closet(s), Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Lighting
Lot Description	Many Trees, Back Yard, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	December 10th, 2024
Days on Market	110
Zoning	M-CG

Listing Details

Listing Office	First Place Realty
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