\$689,000 - 120 Edgebrook Road Nw, Calgary

MLS® #A2203680

\$689,000

4 Bedroom, 4.00 Bathroom, 1,625 sqft Residential on 0.11 Acres

Edgemont, Calgary, Alberta

OPEN HOUSE: 2-4 PM SAT Apr 5th, 2025 LOCATION, LOCATION, LOCATION, Welcome to this beautifully maintained 2094 sq ft corner-lot south backyard home is full of charm and upgrades, offering 3+1 bedrooms, 3.5 bathrooms, a finished basement, and a double attached garageâ€"all in the heart of sought-after Edgemont. Enjoy natural light all day, vaulted ceilings, central A/C, and a cozy sunken living room. The kitchen opens to a duradeck-finished patio, with space for a dog run and a greenhouse for your gardening dreams. Upstairs features a spacious primary suite with walk-in closet and ensuite, plus two more bedrooms and a 4-piece bath. The basement adds rec space, a bedroom, full bath, and a huge storage/workshop area. Poly B has been removedâ€"offering peace of mind! Rarely wide back laen keeps you open space and privacy, no sidewalk for snow shave. Walk to parks and trails, including Nose Hill Park, and drive just 10 mins to schools and shopping, 20 mins to downtown. This gem combines comfort, convenience, and communityâ€"don't miss it!







Built in 1987

Essential Information

| MLS® # | A2203680 |
|----------------|----------------|
| Price | \$689,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,625 |
| Acres | 0.11 |
| Year Built | 1987 |
| Туре | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| Address | 120 Edgebrook Road Nw |
|-------------|-----------------------|
| Subdivision | Edgemont |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3A 4N3 |
| | |

Amenities

| Amenities | Park, Picnic Area, Playground, Recreation Facilities |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| Interior Features | No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s) |
|-------------------|--|
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| Exterior Features | Playground, Private Entrance, Private Yard |
|-------------------|---|
| Lot Description | Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, See |
| | Remarks |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| Date Listed | March 20th, 2025 |
|----------------|------------------|
| Days on Market | 22 |
| Zoning | R-CG |
| HOA Fees | 86 |
| HOA Fees Freq. | ANN |

Listing Details

Listing Office Homecare Realty Ltd.

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