\$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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