

# \$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.

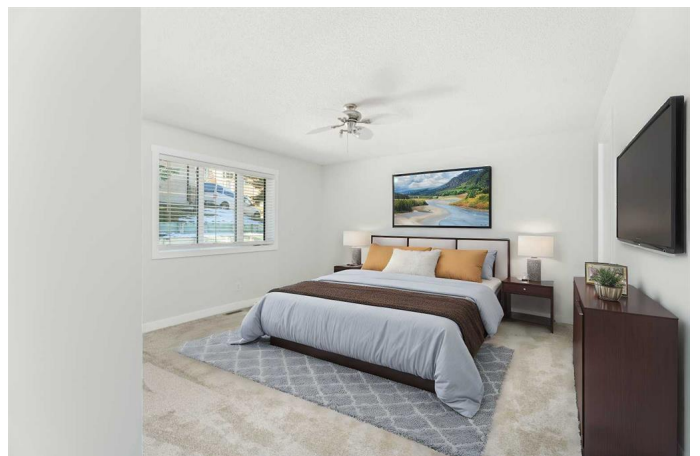
â€¢ Finished Basement: Bonus room, rec room, extra bedroom, full bath, and additional storage.

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	112
Zoning	M-CG

### **Listing Details**

Listing Office	First Place Realty
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