

# \$649,900 - 192 Edgemont Estates Drive Nw, Calgary

MLS® #A2211375

**\$649,900**

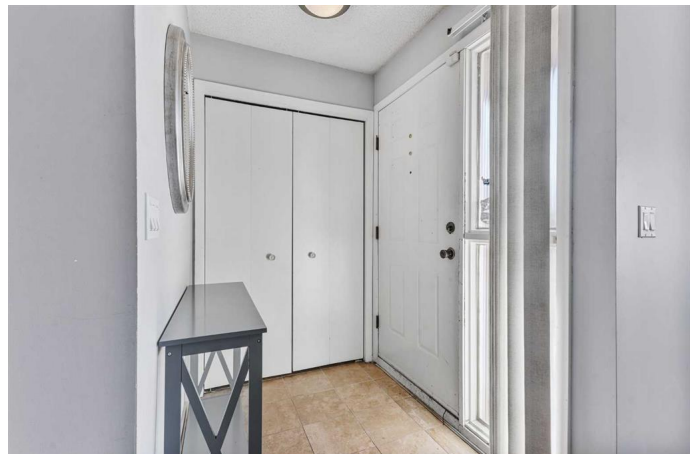
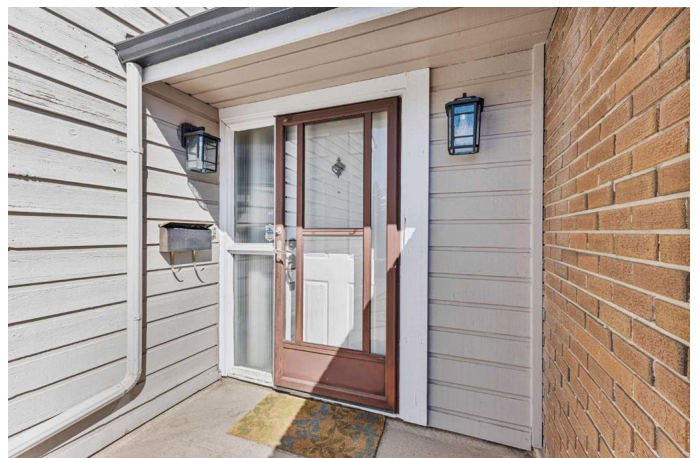
2 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.06 Acres

Edgemont, Calgary, Alberta

LOADS OF UPGRADES AND NO CONDO FEES! Welcome to this beautifully updates 2 bedroom 2.5 bathroom townhome nestled in the community of Edgemont. Backing directly onto a tranquil natural reserve, with close proximity to restaurants, shopping, schools, transit and quick access to downtown and the mountains, this home offers the perfect blend of modern comfort and serene living. As you enter, you are greeted by a cozy den with a brick faced wood burning fire place. A few steps up, you will discover a thoughtfully extended kitchen layout with granite countertops, newer appliances and ample storage including stunning custom cabinet pull outs. Upstairs, you will find two bedrooms. The Primary bedroom offers views of the mountains and a renovated ensuite boasting elegant granite countertops, modern fixtures and gorgeous front lit mirrors. The well sized second bedroom is conveniently located steps from the hallway bathroom which has also been renovated. The basement offers endless possibilities to suit your lifestyle. Whether you envision a media room, home gym, playroom or private office, this versatile space is ready to adapt to your needs. Walk outside to your private deck and enjoy views of the lush reserve - a rare and peaceful retreat right in your backyard. Don't miss this opportunity to make this exceptional property your home.

Built in 1979



## Essential Information

|                |                |
|----------------|----------------|
| MLS® #         | A2211375       |
| Price          | \$649,900      |
| Bedrooms       | 2              |
| Bathrooms      | 3.00           |
| Full Baths     | 2              |
| Half Baths     | 1              |
| Square Footage | 1,550          |
| Acres          | 0.06           |
| Year Built     | 1979           |
| Type           | Residential    |
| Sub-Type       | Row/Townhouse  |
| Style          | 2 Storey Split |
| Status         | Active         |

## Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 192 Edgemont Estates Drive Nw |
| Subdivision | Edgemont                      |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T3A 2M3                       |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Recessed Lighting                    |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Wood Burning                                                                                            |
| Has Basement      | Yes                                                                                                     |

|          |                   |
|----------|-------------------|
| Basement | Finished, Partial |
|----------|-------------------|

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
|-------------------|-----------------------|

|                 |                                                                                                                    |
|-----------------|--------------------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Private, Rectangular Lot |
|-----------------|--------------------------------------------------------------------------------------------------------------------|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |                         |
|--------------|-------------------------|
| Construction | Wood Frame, Wood Siding |
|--------------|-------------------------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | April 12th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 25 |
|----------------|----|

|        |      |
|--------|------|
| Zoning | M-C1 |
|--------|------|

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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