

# \$838,850 - 83 Edgebrook Circle Nw, Calgary

MLS® #A2203182

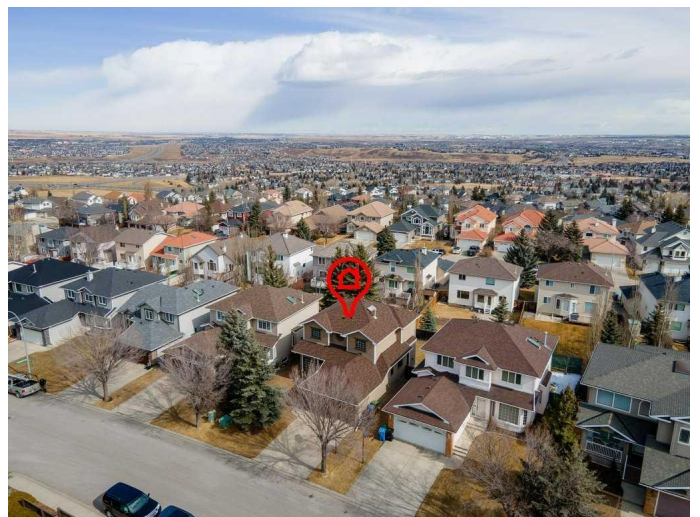
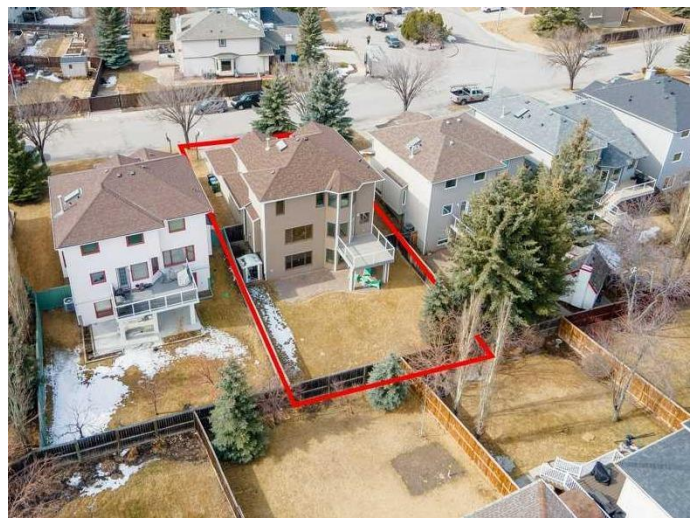
**\$838,850**

5 Bedroom, 4.00 Bathroom, 2,034 sqft

Residential on 0.13 Acres

Edgemont, Calgary, Alberta

\*\*\*Listing Updated\*\*\* Seller has agreed to remove all the Poly-B piping from the home prior to possession. The sellers is also ordering several new sealed window units which will also be installed prior to possession. Located in upper Edgemont on a very quiet street. Easy access to a highly ranked Junior high school - Tom Baines and Senior high - Winston church hill. Short drive to major shopping malls such as Super store , Co-Op, Costco , Home depot , Wal-Mart etc. Also close to U OF C , SAIT and Foot Hills hospital / Alberta Children's Hospital and Nose Hill Park. Oak hardwood flooring a fresh coat of paint on the main and upper levels. Upgraded over the years by the current owner of 23 years. The main floor features a formal dining room area off the front living room. Updated Kitchen offers a large center island off the breakfast nook. Granite countertops and spacious corner pantry. Kitchen offers SS appliance package and corner sink with garburator. Enjoy BBQ off the back deck with easy access from the kitchen. Large living room also with 9ft ceilings and a gas fireplace is sure to please. Most of the main floor has hardwood & tile flooring. Main floor den and laundry room off the garage. Upper level offers 4 spacious bedrooms. Enjoy the Skylight as it fills the upper level with sunshine. Primary bedroom has loads of closet space and a full 4 piece ensuite bath. The lower level walkout is developed with a huge wide open family/games/rec room plus bedroom and full



bathroom. Enjoy the extra light and space you get from the walk out basement. New shingles, gutters and eavestrough have just been installed. Located close to parks and pathways this home is in move in condition and just waiting for your family.

Built in 1994

### **Essential Information**

MLS® #	A2203182
Price	\$838,850
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,034
Acres	0.13
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	83 Edgebrook Circle Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 5A4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Kitchen Island, Jetted Tub
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Glass Doors
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 27th, 2025
Days on Market	46
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Mission Real Estate
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