



waits for your personal touch with the potential for another bedroom or two, a bathroom and a rec room. The backyard is completed with a deck, underground sprinklers, flower gardens and leafy trees. Edgemont is a sought after established community, with proximity to Nose Hill Park, off-leash areas and extensive green spaces, walking paths, ravines and abundant amenities. The neighborhood is also well-served by top ranking public schools, and the nearby Crowfoot Centre and Market Mall provide convenient access to shopping and dining options. The University of Calgary and hospitals are a short commute via quick access to Shaganappi Trail & Crowchild Trail.

Built in 1987

### **Essential Information**

MLS® #	A2216290
Price	\$889,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,477
Acres	0.12
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	36 Edcath Road Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4A1

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, French Door, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Garden
Lot Description	Corner Lot, Irregular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	7
Zoning	R-CG

## Listing Details

Listing Office	Homecare Realty Ltd.
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