

# \$799,900 - 44 Edgedale Drive Nw, Calgary

MLS® #A2219349

**\$799,900**

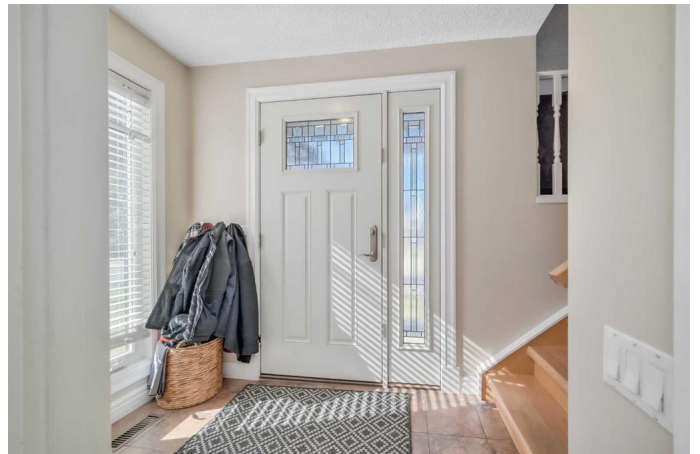
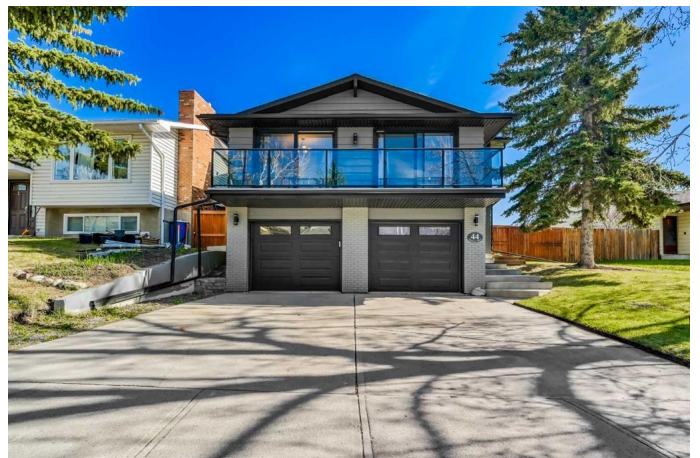
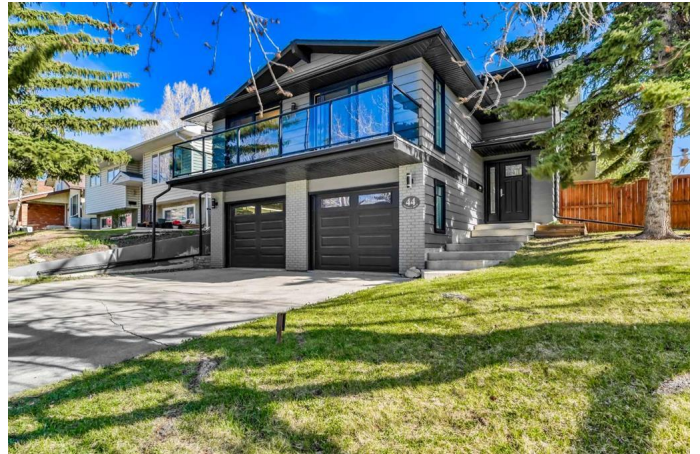
4 Bedroom, 3.00 Bathroom, 2,002 sqft

Residential on 0.16 Acres

Edgemont, Calgary, Alberta

Renovated, total package home in sought-after Edgemont. Attractive curb appeal with updated exterior details including timeless slate brick, paintwork, accent lighting, black aluminum trim, & modern glass railings. Located on a well-manicured huge, oversized lot with over 2000 sq ft of developed living space above grade. This unique home offers an intelligent floor plan with all of the home being above grade, allowing for a bright and inviting ambiance. Sprawling, private year yard with covered patio/hot tub area. Easily park a full size RV, boat, or even build an additional rear access garage! Modern open plan on the main level with generously sized principal rooms & hardwood floors. Double sliding glass doors lead to a sunny south facing balcony, allowing both natural light as well as an extended outdoor living space in the warmer months. Updated kitchen with ample maple cabinetry and stainless-steel appliances. 3 well sized bedrooms up including large primary suite complete with walkthrough closet & 3pc ensuite. Mechanics dream oversized double attached garage, fully heated and insulated. Many upgrades & improvements throughout in this immaculately maintained home including recent shingles, central A/C, zoned furnace, hot water tank, new windows, doors, & much more. An accessible and sought after location close to everything!

Built in 1979



## Essential Information

MLS® #	A2219349
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,002
Acres	0.16
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

## Community Information

Address	44 Edgedale Drive Nw
Subdivision	Edgemont
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A2R4

## Amenities

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, Oversized, RV Access/Parking, RV Gated
# of Garages	2

## Interior

Interior Features	Built-in Features, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Walk-Out
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## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Yard
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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## Additional Information

Date Listed	May 8th, 2025
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Days on Market	6
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Zoning	R-CG
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## Listing Details

Listing Office	RE/MAX Complete Realty
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