



GRASSROOTS
REALTY GROUP

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87 Edgepark Villas NW
Calgary, Alberta

MLS # A2247937



\$599,800

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,484 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 615
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Jetted Tub, No Smoking Home, Storage		

Inclusions: N/A

Elegant Edgemont Bungalow Villa – Spacious, Stylish, and Low-Maintenance Living. Nestled in a quiet Edgemont location, this upscale end-unit Villa blends timeless style with modern comfort. Features include wrought iron railings, laminate floors and central A/C. Bright and airy with high vaulted ceilings, the main floor boasts large south-facing windows, a welcoming living and dining area, and convenient main floor laundry. The stylish kitchen opens to a balcony—perfect for morning coffee. The roomy master suite features a walk-in closet and a 4-piece ensuite with a jetted tub and separate shower, while the second bedroom enjoys west-facing sunlight. The fully finished walkout basement offers a spacious family room with a cozy second fireplace, large windows, a generous third bedroom, and a full bath. Ample storage is a standout—both in the garage with built-in shelving and in the expansive lower-level storage room. Perfect for those seeking a luxurious yet low-maintenance lifestyle, this Villa delivers comfort, space, and an ideal northwest location, all with the convenience of condo living.