



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

269 Edgepark Boulevard NW
Calgary, Alberta

MLS # A2252151



\$519,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	775 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Treed		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Skylight(s)		

Inclusions: shed

Step into this beautifully updated home in Edgemont. You'll immediately notice the gleaming refinished maple floors that flow throughout the main level. The brand new kitchen is a chef's delight, with modern finishes and plenty of space. This bright bi-level home is flooded with natural light, thanks to the large basement windows. The basement is a standout, providing a bright and inviting space for family movie nights or relaxing by the warmth of a wood-burning fireplace. With cozy new carpet and a third bedroom, the basement adds to the home's versatility. Ideally located, this home is close to schools and shopping, adding to its appeal.