



GRASSROOTS
REALTY GROUP

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

76 Edgedale Drive NW
Calgary, Alberta

MLS # A2258297



\$600,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1978 (47 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Attached Carport, Double Garage Detached, H		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete, See Remarks	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Window coverings, living room TV mount, back yard cedar garden boxes, shed (10x10 w/ high capacity floor, power and lighting.)

Welcome to this functional bungalow in the heart of the highly sought-after community of Edgemont. Offering close access to downtown, the University of Calgary, major amenities, and numerous parks, this home is perfectly situated for both convenience and lifestyle. A bus stop is located directly across the street, providing easy access to transit, and the nearby Dalhousie LRT station makes commuting around the city a breeze. Set on a beautifully treed lot with great curb appeal, the property is surrounded by mature trees that provide charm and year-round character. Inside, you'll find a warm and inviting layout featuring hardwood and tile flooring, vaulted ceilings, and a bright kitchen with updated windows, stainless steel appliances, a brand-new dishwasher, and a JennAir gas stove. The adjoining dining and living rooms create a welcoming space, complete with a wood-burning fireplace. The main floor also boasts a newly renovated bathroom, and a primary bedroom with ensuite, natural light, and direct access to your private walkout balcony overlooking the backyard. The lower level adds exceptional functionality with two additional bedrooms, each with large closets, a spacious family room, laundry/utility area, and ample storage. There's also a rough-in for a future bathroom, offering the opportunity to add even more value. One of the standout features of this property is the oversized double detached garage, wired with 220V 200amp service (ideal for an EV charger), an insulated overhead door, gas heater, workshop, and plenty of storage. Attached to the garage is a third bay with its own 220V sub panel and double-door access — currently set up as a pottery studio, but also ideal for a handyman workshop, hobby space, or car enthusiast. The fully fenced backyard is low-maintenance and well-appointed with newly stained cedar decks,

garden boxes, and a large storage shed. And to top it off, this home will have brand-new shingles installed prior to possession, giving buyers peace of mind for years to come. This property offers the perfect balance of comfort, function, and opportunity — all in one of Calgary’s most desirable neighbourhoods.