



GRASSROOTS
REALTY GROUP

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424 Edgebank Place NW
Calgary, Alberta

MLS # A2259166



\$599,900

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,382 sq.ft.	Age:	1987 (38 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating: Baseboard, Hot Water, Natural Gas

Floors: Carpet, Linoleum

Roof: Clay Tile

Basement: Full, Unfinished, Walk-Out To Grade

Exterior: Brick, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: NOTE: all chattels <as is>

Prime opportunity for renovations is this 3 bedroom family home on this great corner lot backing onto a park & linear greenbelt in Edgemont. With a complete & total overhaul, this spacious two storey could be the home of your dreams, & features eat-in kitchen, family room with wood-burning fireplace, 2nd floor loft & unspoiled walkout level with access into the private backyard. Living room with vaulted ceilings, dining room with large bay window, oak kitchen with walk-in pantry & family room with adjoining office area with floor-to-ceiling built-in bookcases. Upstairs there are 3 bedrooms + loft including the primary bedroom with ensuite with shower & walk-in closet with laundry chute to the main floor laundry. Shared by the other 2 bedrooms is the family bath with skylight. Oversized 2 car garage with workbench. Hot water heating. Property & all chattels sold . Quiet cul-de-sac location within walking distance to bus stops & neighbourhood shopping. Only a short few minutes to Nose Hill Park & schools, quick access to Shaganappi Trail, major retail centers, University of Calgary & hospitals, downtown & more!