



GRASSROOTS
REALTY GROUP

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47 Edgedale Road NW
Calgary, Alberta

MLS # A2265438



\$583,000

Division:	Edgemont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,212 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Level, Private, Rectangular Lot		

Heating:	Forced Air
Floors:	Hardwood, Vinyl
Roof:	Asphalt Shingle
Basement:	Partial, Partially Finished
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Laminate Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained home located in the sought-after community of Edgemont in NW Calgary. Nestled on a quiet street, this spacious property offers comfort, functionality, and a fantastic location. Step inside to a bright and inviting living room featuring beautiful hardwood flooring, a cozy wood-burning fireplace, and a large front window that fills the space with natural light. The kitchen, dining area and half bath have been updated with new vinyl plank flooring, offering durability and style. The layout is perfect for both daily living and entertaining. Upstairs, you'll find three generously sized bedrooms and a full bathroom, ideal for a growing family. The finished basement expands your living space with a large recreation room, den, an additional full bath, and a spacious utility/laundry room with ample storage. Enjoy the convenience of quick access to major routes including Shaganappi Trail, Crowchild Trail, and Country Hills Blvd—making commuting a breeze and putting shopping, schools, and amenities within easy reach. Don't miss this opportunity to own a family-friendly home in one of Calgary's most desirable neighborhoods!