



**GRASSROOTS**  
REALTY GROUP

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**15 Edgedale Way NW**  
**Calgary, Alberta**

**MLS # A2274550**



**\$499,990**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,356 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Private, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), No Animal Home, No Smoking Home		

**Inclusions:** N/A

Rare opportunity in one of NW Calgary's most prestigious school districts. This beautifully maintained 4 bedroom, 4 bathroom detached home sits on a large, prime lot in the heart of Edgemont, offering outstanding future redevelopment or garage suite potential while remaining in excellent move-in ready condition today. With approximately 1,356 sq ft of above-grade living space plus a fully developed basement, the layout is highly functional for families, multi-generational living, or investors seeking long-term value. The main level features bright, open living areas filled with natural light, a spacious kitchen with abundant cabinetry, and seamless indoor-outdoor flow to the private backyard. Upstairs offers multiple well-proportioned bedrooms including a comfortable primary retreat, while the basement adds flexibility with additional living space and a full bathroom. What truly sets this property apart is its land value and future upside. The oversized rear yard and lane access provide excellent potential for a future garage suite or full redevelopment, making this an exceptional hold for buyers with vision. Located in a top-tier school zone, with quick access to major routes, transit, shopping, and green spaces, this is a location that continues to command premium demand year after year. Opportunities like this in Edgemont are increasingly rare. Whether you're a homeowner looking to secure a premium NW lifestyle or an investor seeking long-term appreciation with redevelopment potential, this property delivers on every level. Homes with this combination of location, condition, land value, and future potential do not last. Act quickly.