



**19 Edgedale Road NW
Calgary, Alberta**

MLS # A2299012



\$595,000

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	965 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Perched on a quiet street across from a beautiful greenspace connecting directly to Nose Hill Park, this meticulously maintained and updated split-level home in sought-after Edgemont is truly move-in ready. Featuring triple-pane windows, a newer high-efficiency furnace, an updated hot water tank, and numerous upgrades throughout, this bright and airy home offers 1,651 sq ft of total usable living space, hardwood floors, fresh paint, a functional split-level layout with a 3rd-level walkout, an insulated attached garage, parking for 2 RVs, and a sunny southwest-facing backyard. Step inside to a welcoming foyer that opens into a spacious living room showcasing rich hardwood floors, elegant crown moulding, and a cozy wood-burning fireplace with stone surround and mantle, framed by large windows overlooking the greenspace. The kitchen features classic white shaker cabinetry, a large pantry, bar seating, and a newer dishwasher, and flows seamlessly into the dining area—perfect for everyday living and entertaining. French doors with retractable screens lead to a newer deck, ideal for summer barbecues and outdoor gatherings. Upstairs, you’ll find a full bathroom and two generous bedrooms, including a spacious primary retreat with a walk-in closet. Just a few steps down, the bright 3rd-level walkout offers large windows, customized built-in shelving, a third bedroom, and a beautifully renovated bathroom complete with a stand-up shower, dual shower heads, designer subway and hexagon tile, a stylish vanity, and classic wainscoting. Sliding glass doors provide direct access to the patio and the beautifully landscaped southwest backyard. The lower level is partially finished and offers excellent flexibility, with space for a home office or gym, along with a laundry area, a large storage room with workbench, a cold room, and an expansive crawl space for

additional storage. The sunny southwest-facing backyard is a true highlight, featuring mature trees, custom fencing and decking, and a newer retaining wall. The lot currently accommodates parking for 2 RVs or multiple vehicles, with potential to further expand the yard space if desired. Enjoy an active lifestyle just steps from Nose Hill Park, with endless pathways, an off-leash park, playgrounds, disc golf, and tobogganing nearby. Walking distance to Edgemont Athletic Club, as well as convenient amenities including a pharmacy, medical offices, and local shops. Located in a community known for excellent schools and easy access to downtown transit, this home offers exceptional value, comfort, and convenience.