



**123 Edgepark Boulevard NW
Calgary, Alberta**

MLS # A2147462



\$780,000

Division:	Edgemont		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,108 sq.ft.	Age:	1983 (41 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: None

OPEN HOUSE this Saturday July 27 from 12-3 pm Welcome to this wonderful 6 bedrooms & 5 full baths house in Edgemont. This fully developed house with about 3,000 sqft living space, located in a highly desirable and family friendly area, the huge back yard directly leading to a playground just a few steps away. Walk distance to Tom Baines School and Superstore; drive minutes to the Nose hill park, Edgemont School, Churchill High School, and University of Calgary. It has been freshly painted and many upgrades: Newly roof in 2023, floors in 2023, balcony 2023, all Toilets in 2023, basement upgrade in 2024, main kitchen upgrade in 2024, and upper level upgrade in 2024. This property is the perfect home for a big family or investors, separate furnace in the second floor with one bedroom and full bath that could become the second suite with permit. Basement is fully upgrades with two bedrooms, Two full bathroom, laundry and Kitchen. Book a showing to come in and view this beautiful home, you won't be disappointed!