



**36 Edgehill Drive NW
Calgary, Alberta**

MLS # A2153912



\$699,900

Division:	Edgemont		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,452 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Double Garage Detached, Insulated, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Get it while it lasts. This beautiful home on a quiet street is waiting for you. This well maintained home has 3 bedrooms, 2 full and 2 half baths. This home features 2 fireplaces, one wood burning and one fueled by gas. There's plenty of living space with 5 levels of development to enjoy. There are 2 balconies ,one from the main off the living room and one off the primary bedroom with a beautiful unobstructed view of downtown. A great place to enjoy a morning coffee. There is also a view of the mountains from the family room . There is even a walkout to the low maintenance backyard. There's an attached single garage plus a double garage outback with alley access. There is also a drive thru garage door to give access to the rear yard. There is so much to see and appreciate with this property, Give your favourite Realtor a call today for your private viewing.