



GRASSROOTS
REALTY GROUP

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160 Edgedale Way NW
Calgary, Alberta

MLS # A2210187



\$524,000

Division:	Edgemont		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,893 sq.ft.	Age:	1979 (46 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot, Sloped Down		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Brick, Concrete	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Don't miss this Great opportunity! Welcome to this charming 2 Storey Duplex located in the beautiful Edgemont community! This home offers 5 Large size bedrooms and 3.5 baths with 2,767.66sq. ft. of Total living space. Upon entering you'll be greeted by a Spacious Living room, Luxury vinyl floors and wood-burning fireplace, lot of windows that let in plenty of natural sun lights. The Kitchen is well-equipped with stainless steel appliances. An eating bar and good size pantry, laundry located on the main floor, and a spacious Dining room. A Glass sliding door provides access to the Deck and private Backyard. while a half bath completes the main level. Upstairs you'll find three bedrooms, including a Huge Primary Bedroom with a spacious closet, 3pc Ensuite and The additional two Bedrooms are generously sized. Accompanied by a full 4 pc Bath. The Basement suite is fully developed(Illegal suite) with separate side entrance, 2 huge size bed rooms with walk in closet, full bath, Rec room, kitchen Cabinets, separate laundry room and everything is ready for your mortgage helper. Relax and enjoy BBQ on the deck and a back lane also access to your private parking space. At the back and along with street parking for guests. This home is conveniently located near schools, steps away from the bus stops, fitness centers, Edgemont Athletic, parks, shopping, restaurants, and various Amenities. Take advantage of nearby Nose Hill Park, with its wildflowers and hiking trails.