



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**36 Edgewood Drive NW**  
**Calgary, Alberta**

**MLS # A2211732**



**\$599,900**

<b>Division:</b>	Edgemont		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,224 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Walk-In Closet(s)		

**Inclusions:** Basement: Refrigerator, Electric Stove, Dishwasher, Washer, Dryer

Prime Edgemont investment—corner lot, walk-out basement with illegal suite and double detached garage offer strong rental potential. This 1,224 sq ft Bi-Level boasts a total of 3 + 2 Bedrooms and 2.5 Baths. The Main Level features a spacious Living Room and a Wood Burning Fireplace. A functional Kitchen connects to a cozy Nook with access to the Balcony for added outdoor space. The Primary Bedroom includes a Half Bath Ensuite and a walk-in closet. 2 additional Bedrooms, a 4-piece Bath and a Laundry room complete the level. The Walkout Basement has a Separate Entry and includes a full illegal suite. It offers a second Living Room and a Kitchen with newer flooring, 2 Bedrooms, 3 piece full bath and a second set of washer and dryer. A Double Detached Garage adds secure parking. The furnace was replaced in 2017, offering peace of mind for long-term maintenance. The backyard is landscaped with partial fencing and alley access. A playground is located just across the street. The home is conveniently close to parks, schools and transit. Enjoy quick access to Sarcee Trail and Crowchild Trail. Nearby shopping and amenities include Dalhousie Station, Brentwood Village and Crowfoot Crossing. Great for First time buyer or Investing to get potential rent around \$3500 per month.