

# \$674,900 - 267 Edgeland Road Nw, Calgary

MLS® #A2208358

**\$674,900**

4 Bedroom, 3.00 Bathroom, 1,181 sqft

Residential on 0.11 Acres

Edgemont, Calgary, Alberta

Edgemont- Renovated split level in a quiet location with 4 bedrooms, 3 full baths, 1823 sq. ft. of developed living space and an oversized double garage. Bright and sunny main level features a huge living room dining room combination with hardwood floors, a white kitchen with rich wood counter tops, stainless steel appliances and a convenient breakfast nook. Upstairs there are 3 spacious bedrooms with 2 full updated bathrooms. The primary bedroom features a unique ensuite with a 5ft shower and separate vanity and make up desk. Cozy lower level includes a large family room with wood burning fireplace, a convenient laundry area, renovated 3 piece bath and a 4th bedroom with a large window. Lower level has a walk-out to a beautiful private yard with a large patio, mature trees and a 22 x 24 ft double garage. This beautiful home is move in ready and has lots of extras like updated: roof shingles, windows, siding, furnace, hardwood floors, renovated bathrooms, lighting and interior paint. Excellent location on a quiet street with quick access to transit, schools and green space. Edgemont is a scenic, family-friendly community in northwest Calgary, known for its elevated location, extensive walking trails through the Edgemont Ravine Park, and top-rated schools.

Built in 1981

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2208358      |
| Price          | \$674,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,181         |
| Acres          | 0.11          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 267 Edgeland Road Nw |
| Subdivision | Edgemont             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3A 2Z2              |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Smoking Home, Separate Entrance, Vinyl Windows, Wood Counters                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Family Room, Stone, Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard          |
| Lot Description   | Back Lane, Landscaped |
| Roof              | Asphalt Shingle       |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete       |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 28              |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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