# \$649,900 - 49 Edgeland Close Nw, Calgary

MLS® #A2210793

# \$649,900

3 Bedroom, 3.00 Bathroom, 1,620 sqft Residential on 0.00 Acres

Edgemont, Calgary, Alberta

Step into this beautifully renovated \*\*raised bungalow\*\* offering just over \*\*1,600 sq ft\*\* of thoughtfully designed living space, perfect for the family. With \*\*3 spacious bedrooms\*\* and \*\*3 full bathrooms\*\*, there's plenty of room for everyone.

The \*\*fully equipped kitchen\*\* features \*\*brand new appliances\*\*, a \*\*large moveable island\*\*, and a layout that's great for entertaining or casual family meals. The \*\*bright, west-facing backyard\*\* includes a \*\*maintenance-free deck\*\*. Inside, the \*\*large family room\*\* is a great spot to gather and enjoy the \*\*wood-burning fireplace\*\*.

The \*\*lower level\*\* is fully developed and offers incredible flexibility, featuring the \*\*third bedroom\*\*, a \*\*full bathroom\*\*, a \*\*bonus room\*\*, and \*\*tons of storage\*\*. It also includes access to the \*\*double car garage\*\* with its own \*\*private entrance\*\*, making it a great option for multi-generational living, guests, or a private home office setup. All poly b has been replaced wth modern plumbing.

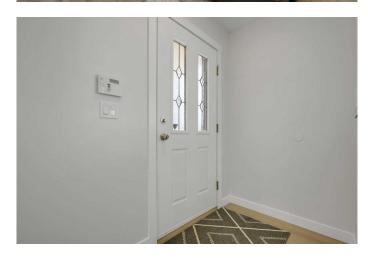
This home is \*\*fully renovated from top to bottom\*\* and truly \*\*move-in ready\*\*â€"all that's missing is you!

Built in 1989

# **Essential Information**







MLS® # A2210793 Price \$649,900

Bedrooms 3
Bathrooms 3.00

Full Baths 3

Square Footage 1,620 Acres 0.00 Year Built 1989

Type Residential

Sub-Type Row/Townhouse

Style Bungalow

Status Active

# **Community Information**

Address 49 Edgeland Close Nw

Subdivision Edgemont
City Calgary
County Calgary
Province Alberta
Postal Code T3A3B1

#### **Amenities**

Amenities Parking, Snow Removal, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached

# of Garages 4

#### Interior

Interior Features Bookcases, Ceiling Fan(s), Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz

Counters, Storage, Vaulted Ceiling(s), Track Lighting

Appliances Built-In Refrigerator, Dishwasher, Microwave, Washer/Dryer, Window

Coverings, Built-In Electric Range

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Partial

## **Exterior**

Exterior Features None

Lot Description Low Maintenance Landscape

Roof Asphalt Shingle

Construction Brick, Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 14th, 2025

Days on Market 16

Zoning M-CG

# **Listing Details**

Listing Office First Place Realty

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