

# \$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

OPEN HOUSE Sunday April 27, 2025, 2-4:30 PM. 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, Wood Burning, Stone
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	22
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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