



**40 Edgeridge Terrace NW
Calgary, Alberta**

MLS # A2299169



\$452,000

Division:	Edgemont		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 392
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Ceiling Fans, Window Coverings, Curtain Rods

****OPEN HOUSE - SUNDAY, MAY 3, from 2-4PM**.** Welcome to 40 Edgeridge Terrace, ideally located in the sought-after Hillsboro complex in Edgemont. This beautifully maintained upper-level bungalow-style townhome offers the perfect balance of natural serenity and urban convenience. Featuring two bedrooms, two bathrooms, and parking for two vehicles - including an oversized single garage and driveway - this home presents an exceptional opportunity to live in a quiet and well-established community. Step inside to discover 9-foot ceilings and a bright open-concept layout that seamlessly connects the kitchen, dining, and living areas. The spacious kitchen offers ample cabinetry, generous preparation space, and a convenient pantry, flowing effortlessly into the large dining area—perfect for hosting family and friends. From here, enjoy direct access to the first of two private balconies, ideal for summer barbecues and outdoor dining. The inviting living room is anchored by a cozy fireplace and highlighted by large windows that flood the space with natural light. A second balcony extends the living space outdoors, offering a peaceful retreat to relax and unwind. Designed with privacy in mind, the bedrooms are thoughtfully positioned on opposite sides of the home. The primary suite features a generous walk-in closet and a private ensuite, creating a comfortable and serene retreat. The second bedroom provides excellent flexibility for guests, a home office, or additional living space. A full four-piece bathroom and a convenient main-level laundry add to the home’s functionality and ease of living. Recent updates enhance both style and peace of mind, including a new hot water tank (2025), carpet and vinyl plank flooring, modern lighting, paint, new toilets, an updated main bathroom vanity and faucets, an updated ensuite counter, and refreshed kitchen

