



**139 Edgehill Place NW
Calgary, Alberta**

MLS # A2321474



\$900,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	1980 (46 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Separate Entrance, Stone Counters		

Inclusions: Basement kitchen appliances - Refrigerator, stove, dishwasher, range hood, washer, dryer

Welcome to this beautifully renovated bungalow in the highly sought-after community of Edgemont. Situated on a beautifully landscaped lot with mature trees, a front-attached double garage, and an extended driveway, this home offers exceptional versatility for families, multigenerational living, or investors. The bright and updated main floor features a stunning kitchen with quartz countertops, a butcher block island with electrical rough-in for future upgrades, subway tile backsplash, and a full suite of stainless steel appliances, all approximately one year old. The adjoining dining area is highlighted by a cozy gas fireplace, custom built-ins, and direct access to the backyard deck, creating an ideal space for everyday living and entertaining. A private office with French doors provides the perfect work-from-home setup. The main level is completed by four bedrooms, including a spacious primary suite with its own ensuite, a fully renovated main bathroom, convenient in-suite laundry, and thoughtful updates throughout. Step outside to enjoy the private backyard and large deck, perfect for summer BBQs, outdoor dining, or relaxing with family and friends. A standout feature of this property is the fully newly developed legal basement suite with a separate entrance, offering exceptional flexibility and income potential. Thoughtfully designed, the suite features four bedrooms, including a spacious primary bedroom with a walk-in closet and private 3-piece ensuite, an additional full bathroom, a modern kitchen with stainless steel appliances, and separate in-suite laundry. This turnkey legal suite is ideal for extended family, multigenerational living, or generating strong rental income. For investors, this property offers outstanding cash-flow potential, with combined rental income from both upper and lower suites. Whether you're looking for a revenue property, mortgage helper,

or a home that accommodates multiple generations, this property delivers exceptional value and flexibility. Ideally located close to top-rated schools, parks, pathways, shopping, transit, and major roadways, this rare Edgemont opportunity combines comfortable family living with excellent long-term investment potential.