



GRASSROOTS
REALTY GROUP

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295 Edgepark Boulevard NW
Calgary, Alberta

MLS # A2330444



\$498,000

Division:	Edgemont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	777 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard, Lawn		

Heating: Forced Air

Floors: Carpet, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Welcome to this ideal starter home in the highly sought-after NW community of Edgemont—also a fantastic opportunity for your investment portfolio! This home offers a convenient location close to schools, playgrounds, and within walking distance to Country Hills Superstore and a vibrant shopping complex featuring a variety of amenities and restaurants, including Starbucks, Famoso Italian Pizzeria, AROMA Dim Sum, Saigon Rex, and more. The upper level features two well-sized bedrooms and a full bathroom. The main floor offers a bright living room with a cozy fireplace, complemented by a mix of hardwood and carpet flooring. The fully developed lower level includes a spacious third bedroom, a large recreation room, and a 3-piece bathroom—perfect for additional living space or guests. Walking distance to bus stop for Sir Winston Churchill high school and Edgemont School. 2 mins walking distance to Tom Baines school.