



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

52 Edgeland Road NW
Calgary, Alberta

MLS # A2331818



\$718,888

Division:	Edgemont		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,372 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Pie Shaped Lot, Sloped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum		

Inclusions: N/A

First-time offered in over 30years is this lovely split-level home here in the highly-desirable family community of Edgemont. Walking distance to 2 off-leash dog parks & the tennis courts, this fully finished 4-level split enjoys 3 bedrooms & 2.5 bathrooms, oversized 2 car garage, eat-in oak kitchen, loads of storage space & is available for quick possession…all on this wonderful 0.18 acre pie shaped lot with mature trees & lots of room for the kids to play. With over 2300sqft of living space spread over 4 levels, you will just love the family-friendly design of this custom-built home with its eye-catching living room with dramatic floor-to-ceiling windows & vaulted ceilings, open to the formal dining room making this space just perfect for entertaining. The oak kitchen has excellent cabinet & counter space, tile floors & a spacious dining nook with access out to the backyard deck. Upstairs there are 3 great-sized bedrooms & 2 full bathrooms; the primary bedroom has 2 mirrored closets, views of the backyard & ensuite with granite counters & tile floors. The 3rd level is finished with a huge family room with wood-burning fireplace, wet bar & powder room. Laundry/furnace room is on the 4th level along with a massive crawlspace & access into the oversized garage with its own crawlspace for more storage space. The backyard is fenced & landscaped, complete with deck & gate to the back lane. Additional features include the sunny Southeast-facing balcony off the living room, Hunter Douglas blinds & new hot water tank in 2017. Dynamite location just minutes to all neighbourhood parks & schools, Edgemont Superstore complex, Edgemont Athletic Club & bus stops, plus easy access to major roadways giving you a quick commute to popular Northwest Calgary amenities & hotspots, major retail centers & hospitals, LRT, University of Calgary & downtown.

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