



GRASSROOTS
REALTY GROUP

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37 Edgeview Road NW
Calgary, Alberta

MLS # A2338584



\$949,900

Division:	Edgemont		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,015 sq.ft.	Age:	1988 (38 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Irregular Lot, Landscaped, Lawn, Low Maintenance Landscape, No Back Lane		

Heating:	Baseboard, Combination, In Floor, Zoned
Floors:	Carpet, Hardwood, Linoleum
Roof:	Clay Tile
Basement:	Full
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Natural Woodwork, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

A rare opportunity to own a massive immaculately maintained bungalow offering over 2,000 sq. ft. above grade, set on a beautifully elevated ridge in the highly desirable community of Edgemont. The brick and stucco exterior, clay tile roof, and double attached front-drive garage provide excellent curb appeal, while the south-facing backyard enjoys a private, sun-filled setting with views overlooking the community. Inside, the main level is bright and spacious, with gleaming oak hardwood floors and oversized windows that fill the home with natural light. The open-concept layout offers a sunken family room, formal dining room, generous kitchen with oak cabinetry and adjoining eating area, and a comfortable living room highlighted by a wood-burning fireplace with gas starter and custom built-ins. The primary bedroom features a five-piece ensuite with jetted tub, separate shower, and walk-in closet, while two additional generously sized bedrooms, a four-piece bathroom, and convenient main-floor laundry complete the level. The walkout basement is partially developed and offers excellent potential for additional living space. A bedroom, media area, three-piece bathroom, and abundant storage are already in place, along with a newer boiler heating system and instant hot water (2025). There is a roughed-in kitchen and plenty of opportunity to finish the remaining space to suit your family's needs. Edgemont offers an exceptional lifestyle with easy access to Nose Hill Park, the Edgemont Athletic Club, schools, shopping, recreation facilities, and an active community association offering a variety of programs and amenities. A truly special opportunity to RENOVATE A BUNGALOW in an outstanding location and create a home tailored to your vision.

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